

COUNCIL MEETING – 9 DECEMBER 2014

REPORT OF THE PLANNING COMMITTEE

1 October 2014

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, Henley, Hollyman, L Lawman, Morrall, Scarborough, Timms and Waters.

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

(Councillors Bass and Harrington attended the meeting as speakers and Councillor G Lawman attended as an observer).

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTERESTS

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 items:

Councillor	Minute No	Item	Description of Interest
Lawman	8	WP/14/00477/FUL	Other – speakers may have met me during my Mayoral year
Waters	8	WP/14/00477/FUL	Other – speakers may be known to me

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 03/09/2014, be confirmed and signed.

4. PLANNING APPLICATION WP/14/00468/OUT – 94 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00468/OUT, for an outline planning application with all matters reserved for 4 detached dwellings and garages and new garaging for 94 Orlingbury Road on land to the rear of 94 Orlingbury Road, Isham for Mr and Mrs Conyard.

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The Chairman announced that the application had been withdrawn.

RESOLVED to note that the planning application had been withdrawn.

5. 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.

6. PLANNING APPLICATION WP/14/00209/OUT – LAND AT THE REAR OF 7B KETTERING ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00209/OUT, for an outline application for a single dwelling with all matters reserved, except access on land at the rear of 7B Kettering Road, Isham for Mrs F Hick.

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 30/09/2014 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from an objector and the agent. The objector did not speak at the meeting.

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 of the site viewing group had concerns over highways and the impact that an extra dwelling would bring to this shared drive. If this was to be approved, the access would then have to serve 6 properties which was considered to be one too many for this shared drive. Adding to this, the access also leads to a public footpath, the recreation ground and play area and it was felt that this would be a danger to those using the route.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough 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 for the following reasons:

1. The site lies outside of the Village Policy Line and is therefore contrary to Policies 1 and 10 of the North Northamptonshire Core Spatial Strategy and saved Policy G4 in the Borough of Wellingborough Local Plan.
2. The proposal is likely to be detrimental to highway safety as the number of vehicular entrances on to the private drive is already at the maximum of 5 (Northamptonshire Highway Development Management Strategy - approved and adopted by NCC cabinet in December 2013).

7. PLANNING APPLICATION WP/14/00459/OUT – 95 OVERSTONE ROAD, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00459/OUT, for the erection of 2 houses within the curtilage of an existing dwelling at 95 Overstone Road, Sywell. Retention of the existing dwelling and alteration of existing access to accommodate new dwellings – amended plan at 95 Overstone Road, Sywell for Mr and Mrs James and Mary Howkins.

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 for subsequent approval and with conditions relating to single storey dwellings only, and the requirement for the submission of a Tree Protection Scheme and also subject to the conditions in the report.

The Site Viewing Group visited the site on 30/09/2014 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. Mrs Curtis did not speak for 3 minutes but did say that she did object to the proposal.

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

Members felt that there was a scheme to be had on this site but the proposal was far too large and would lead to overdevelopment. Concerns were also raised about the trees on the site and the access down the side of 95

Overstone Road that was proposed for the dwelling at the rear. Precedence could also be set for future developments.

It was proposed by Councillor Griffiths and seconded by Councillor Bell that planning permission be refused due to overdevelopment.

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

RESOLVED that outline planning permission be refused as the proposal is considered to be an overdevelopment of the site which would lead to an unacceptable loss of amenity for the occupiers of nearby dwellings. It would be contrary to Policy G4 of the Borough of Wellingborough Local Plan and the National Planning Policy Framework (Section 17).

8. PLANNING APPLICATION WP/14/00477/FUL – 49 – 51 HATTON PARK ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00477/FUL, for the demolition of the existing property. Erection of five new dwellings – amended plans received 22.07.2014. Amended plans at 49 – 51 Hatton Park Road, Wellingborough for Mr S Patel.

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 30/09/2014 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 4 objectors, a supporter, the architect, the applicant and Councillor Harrington.

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

Some members felt that the scheme would benefit from reducing the number of properties on the site and also the heights of plots 4 and 5 and possibly plots 2 and 3. It was also considered that plots 4 and 5 were too overbearing to 28 Debdale Road. A comment was also made that plot 1 was too large and overbearing and could be down scaled. It was also felt that plot 1 had a considerable amount of windows.

Members felt more satisfied that the application be deferred for further discussions and negotiation with the architect, officers and residents, after which a revised scheme could then return to the committee for consideration.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be deferred.

On being put to the vote, the motion was carried by 7 votes to 3 votes to defer the application.

RESOLVED that the planning application be deferred for further discussions and negotiation with the architect, officers and residents.

(After the above application was heard, the Chairman announced that he would adjourn the meeting for 3 minutes).

9. PLANNING APPLICATION WP/14/00359/FUL – LAND AT STONEBRIG LANE, HARDWICK ROAD, LITTLE HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00359/FUL, for the construction of a ground-mounted solar farm with associated works on land at Stonebrig Lane, Hardwick Road, Little Harrowden for JBM Solutions 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 we approve the planning application with conditions and delegate the issuing of the planning permission to the Head of Planning and Local Development, subject to the application not being called-in by the Secretary of State for Communities and Local Government.

The Chairman announced that due to late information received he proposed that the application be deferred. This was seconded by Councillor Scarborough.

The Chairman informed those present that had the planning application been approved the permission could not be issued pending a decision of a call-in by the DCLG.

Councillor Griffiths also requested additional information on why an application for a general purpose agricultural building was refused for this site in 1987.

It was then proposed by Councillor Scarborough and seconded by Councillor Griffiths that in addition to the above, the proposal be site viewed.

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

RESOLVED that the planning application be deferred for more clarity in connection with the late information received and for a site viewing visit to be arranged.

10. PLANNING APPLICATION WP/14/00368/FUL – LAND OFF (OPPOSITE 240) SYWELL ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00368/FUL, for the installation of a 10MW solar farm and associated infrastructure, on land off (opposite 240) Sywell Road, Mears Ashby, for Mrs J Wall.

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 the planning application be approved subject to conditions set out in the report and to delegate the issuing of the planning permission to the Head of Planning and Local Development, subject to the application not being called-in by the Secretary of State for Communities and Local Government.

The Chairman announced that due to late information received he proposed that the application be deferred. This was seconded by Councillor Scarborough.

The Chairman informed those present that had the planning application been approved the permission could not be issued pending a decision of a call-in by the DCLG.

It was then proposed by Councillor Scarborough and seconded by Councillor Griffiths that in addition to the above, the proposal be site viewed.

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

RESOLVED that the planning application be deferred for more clarity in connection with the late information received and for a site viewing visit to be arranged.

11. PLANNING APPLICATION WP/14/00484/FUL – 36 MANOR ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00484/FUL, for alterations to and enlargement of the existing bungalow to create a 3 storey dwelling house and garage – retrospective application for amendments to previously approved scheme ref WP/2010/0259/F. Removal of diseased boundary hedge approximately 3 meters high and replace with a lime stone wall with brick coping to match house (height approximately 1350mm) at 36 Manor Road, Mears Ashby for Mr B Druce.

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 30/09/2014 and a record of the visit was set out in the circulated notes.

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

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

During the applicant's address to the committee, he apologised to the Members for this retrospective planning application and Members thanked the applicant for his apology.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that planning permission be granted subject to the condition 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 development being carried out in accordance with the plans received on 17/07/2014.

12. PLANNING APPLICATION WP/2014/0093 – 86 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2014/0093, for the demolition of the existing dwelling and garage. Erection of a new dwelling and garage – amended plans 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 granted subject to the conditions set out in the report.

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

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 Waters and seconded by Councillor Ward 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 6 votes to 1 vote.

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.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be carried out in accordance with the amended plans (14/2/1A) deposited with the local planning authority on the 29/07/2014.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3. Notwithstanding any materials specified in the application form and/or drawings particulars and samples of the materials to be used on all external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority before commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactorily appearance of the development in the interest of visual amenity.

4. Pedestrian to vehicle visibility of 2.4m x 2.4m (2m x 2m where satisfactory 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 and maintained on both sides of the point of access.

Reason: In the interest of highway and pedestrian safety.

5. Prior to the first use of the new access hereby permitted the existing vehicular crossing must be closed, the new vehicular crossing constructed and all highway surfaces affected by the proposed operations reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.

Reason: In the interest of highway safety.

6. Prior to the first use of the new access the driveway must be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary.

Reason: In the interests of highway safety and residential amenity.

7. Prior to the first use of the new access a positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.

Reason: In the interest of highway safety.

8. Prior to the commencement of development, a scheme to ensure the protection of the trees to be retained within the development during construction shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with BS:5837 (2012).

9. The details submitted for approval in writing by the local planning authority in accordance with Condition 8 above shall include a method statement and tree protection plan, with particular reference to construction phasing and exclusion zones in relation to the driveway and other hard surfaced areas. Where appropriate a 'no dig' method of construction shall be utilised specifically around the root protection area for the two prominent trees in the front garden.

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with BS:5837 (2012).

10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out which falls within Classes A, B, C, E of Part 1 of Schedule 2 to the Order without the prior express consent of the local planning authority.

Reason: In the interests of visual amenity of the area and to safeguard the amenities of nearby residents.

13. PLANNING APPLICATION WP/14/00316/FUL – SYLVANUS HOUSE, KILNWAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00316/FUL, for the re-modelling and refurbishment of existing parking area at Sylvanus House, Kilnway, Wellingborough for Mr B Pountney.

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 scheme being arranged as shown on the revised plan (drawing number 4789 – 500A) and to the condition set out in the report.

In the light of their recent negotiations with Wellingborough Homes, it was proposed by Councillor Ward 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 carried by 8 votes.

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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The scheme shall be in accordance with the drawing no. 4789 – 500A.

Reason: To define the consent.

14. PLANNING APPLICATION WP/14/00439/OUT – 59 – 60 MULSO ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00439/OUT, for an outline application for 5 residential dwellings – access arrangement, layout and scale to be determined at 59-60 Mulso Road, Finedon for Mr T Powell.

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 Ward 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. Application for approval of reserved matters (including appearance, scale and hard and soft landscaping including boundary treatment) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of three years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Before any development is commenced, detailed plans, drawings and particulars of the external appearance thereto, together with landscaping and screen walls/fences shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

Reason: To secure satisfactorily planned development.

3. Notwithstanding the parking spaces shown on the approved plans the layout of the parking spaces abutting each other on a street frontage should be set in two blocks of four.

Reason: To facilitate pedestrian access and to provide space for street furniture or utility plant.

4. To prevent loose material being carried onto the public highway the parking spaces must be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary.

Reason: In the interest of highway safety and residential amenity.

5. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

Reason: In the interest of highway safety.

6. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.4m x 2.4m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access/footway level.

Reason: In the interest of highway safety.

7. Development shall not begin until an Environmental Risk Assessment (ERA) to determine the existence or otherwise of contamination of the site and the measures to be taken to deal with that contamination has been submitted to and approved in writing by the local planning authority. Any measures required to deal with contamination shall be implemented in accordance with the approved scheme.

Reason: The site is believed to be contaminated and it is considered essential in the interests of the health and safety of future occupiers that any contamination is satisfactorily dealt with.

8. Notwithstanding the indicative details on Plan number 14-059-01 this application relates to the site location plan only.

Reason: To ensure that the development is carried out in accordance with the approved plans

15. PLANNING APPLICATION WP14/00509/FUL – REAR PART OF GARDEN TO 24 HAWTHORNE ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00509/FUL, for the erection of a two bedroomed bungalow located to the rear part of garden to 24 Hawthorn Road, Finedon for Mr P James.

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.

A request to address the meeting had been received from a representative on behalf of 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.

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

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposal by way of its small amenity space would result in the development taking on a cramped and overdeveloped appearance in the street scene which would be harmful to the character of the area and is contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and Policy G4 of the Borough of Wellingborough Local Plan.
2. The proposal by way of its single storey design would appear as an incongruous feature in the street scene which would be out of character with the surrounding development and is contrary to Policy 13 (h) of the NNCSS and Policy G4 of the Borough of Wellingborough Local Plan.

16. PLANNING APPLICATION WP/14/00536/FUL – 22 PARK STREET, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/0536/FUL, for the demolition of a garage block and the construction of a single bedroom dwelling with integral garage. New access to 22 Park Street (Resubmission of WP/2014/0054) at 22 Park Street, Earls Barton for Mr W Henson.

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 Morrall and seconded by Councillor Scarborough 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.

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.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be carried out in accordance with the approved plans(BH14/01 rev B, BH14/02, BH14/03 rev.B, BH14/04 rev B, and BH14/05) deposited with the local planning authority on the 7th August 2014.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3. Notwithstanding any materials specified in the application form and/or drawings particulars and samples of the materials to be used on all external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority before commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactorily appearance of the development in the interest of visual amenity.

4. 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.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework paragraph 141.

5. Details of the stonework coursing and mortar via a sample panel on site to make good the end-reveal of the Listed Wall and shall be approved in writing by the local planning authority before commencement of the development.

Reason: To secure satisfactorily appearance of the development in the interest of visual amenity.

6. Prior to the first use of the new access to 22 Park Street the driveway must be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary.

Reason: In the interests of highway safety and residential amenity.

7. Prior to the first use of the new access a positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.

Reason: In the interest of highway safety.

8. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

Reason: To avoid any detrimental effects from contamination.

17. COUNTY COUNCIL APPLICATIONS

1. WP/14/00538/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00538/EXT, for an extension at the rear of the school to provide an additional classroom, with minor remodelling of existing internal arrangements at Little Harrowden County Primary School, School Lane, Little Harrowden for Mr M Laurensen.

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 this application was approved by Northamptonshire County Council on 15/09/2014, subject to the conditions set out in the report.

2. WP/14/00574/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00574/CRA, for the installation of a double mobile classroom at Irchester Community Primary School, School Lane, Irchester for Mr A Myers.

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 no objection be raised to this planning application.

18. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/14/00603/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00603/EXT, for a s.73 application: variation of conditions 18 (Code for Sustainable Homes), 19 (Lifetime Homes) of KET/2013/0514 at East Kettering Development, Cranford Road, Barton Seagrave for Taylor Wimpey 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.

RESOLVED to note that no objection be made to this planning application.

19. 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 5), be noted.

20. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

Councillor Griffiths thanked the officers for their help in achieving the name of Duke's Court for the new care home in Northampton Road on the former site of the Duke of York Public House.

Chairman

The meeting closed at 9:51 pm.

COUNCIL MEETING – 9 DECEMBER 2014

REPORT OF THE PLANNING COMMITTEE

29 October 2014

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, Henley, Hollyman, L Lawman, Morrall, Scarborough, and M Waters.

Also present: Miss J Thomas (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Mrs E Buchanan (Development Management Officer), Mr S Aley (Legal Adviser) and Mrs P Whitworth (Democratic Services Officer).

(Councillors Harrington and G Lawman attended the meeting as speakers and Councillor Bass attended as an observer.)

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTERESTS

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 items:

Councillor	Minute no	Item	Description of interest
Bell	8	WP/14/00385/COU	Other – NCC assistant cabinet member support for the portfolio holder for children's services.
Henley	8	WP/14/00385/COU	Other – Work with the family of one of the objectors.
Lawman	8	WP/14/00385/COU	Other – Aware of objectors.
	12	WP/14/00480/REM	Other – Aware of objectors.
	12	WP/14/00586/VAR	Other – Aware of objectors.

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 1 October 2014 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.

5. PLANNING APPLICATION WP/14/00359/FUL – LAND AT STONEBRIG LANE, HARDWICK ROAD, LITTLE HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00359/FUL, for the construction of a ground-mounted solar farm with associated works, on land at Stonebrig Lane, Hardwick Road, Little Harrowden, for JBM Solutions Limited.

The application had been deferred at the planning committee meeting of 1 October 2014 to allow the site viewing group to visit.

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 the planning application be approved subject to the conditions set out in the report, and that the issuing of the planning permission be delegated to the Head of Planning and Local Development, subject to the application not being called-in by the Secretary of State for Communities and Local Government.

The site viewing group visited the site on 28 October 2014 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from six objectors, a representative from the Campaign to Protect Rural England (CPRE), the agent and the applicant.

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

The objectors spoke about the negative visual impact the solar farm would have on the village of Hardwick, the lack of screening, the considerable community opposition, the unsuitability of the undulating landscape, the loss of arable land, the restricted access for construction, the need for a solar energy strategy, and cited Government policy prioritising roofs over greenfield sites for solar panels.

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 confirmed that they considered every solar farm application on its own merit, and stated they had concerns about the application before them. They said they were concerned about the visual impact and the loss of agricultural land, and they believed the proposed solar farm would be too big, hard to shield, and would negatively affect enjoyment of the countryside.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that planning permission be refused due to the effect on amenity, the impact on the

countryside, the loss of agricultural land, and because the authority was waiting on guidance from the Government.

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

RESOLVED that planning permission be refused for the following reason:

Due to its size and location the proposal would have an unacceptably detrimental impact on the landscape of the area and lead to the loss of the beneficial use of agricultural land.

The proposal is considered to be contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

6. PLANNING APPLICATION WP/14/00368/FUL – LAND OFF (OPPOSITE 240) SYWELL ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00368/FUL, for the installation of a 10MW solar farm and associated infrastructure, on land off (opposite 240) Sywell Road, Mears Ashby, for Mrs J Wall.

The application had been deferred at the planning committee meeting of 1 October 2014 to allow the site viewing group to visit.

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 the planning application be approved subject to the conditions set out in the report, and that the issuing of the planning permission be delegated to the Head of Planning and Local Development, subject to the application not being called-in by the Secretary of State for Communities and Local Government.

The site viewing group visited the site on 28 October 2014 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 three minutes. The committee was then given the opportunity to ask questions of clarification.

In her address to the committee and during questions of clarification, the applicant explained that the application had been consulted on and there had been no public opposition to the proposal. She clarified that solar panels were designed to absorb light rather than reflect it, meaning no concerns for users of Sywell Aerodrome.

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 again confirmed that each application would be considered on its own merit, and said that there were considerable differences between the application before them now and the previous one. The site viewing group had been able to see that the proposed site was flat and not particularly good land, and that the scheme would be entirely contained with the natural screening of a high perimeter hedge. They confirmed that when standing in the field the village was not visible, and the site could not be seen from the road.

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

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

RESOLVED that planning permission be granted subject to the following conditions, and that the issuing of the planning permission be delegated to the Head of Planning and Local Development, subject to the application not being called-in by the Secretary of State for Communities and Local Government:

1. The development shall be begun no later than three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. This permission is for a temporary period and the structures and other associated paraphernalia removed and the land reinstated to its former condition on or before the end of March 2040.

Reason: The structures are unsuitable for permanent retention in the open countryside.

3. The proposed 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.

Reason: To ensure that the site is satisfactorily landscaped in order to maintain and enhance the visual amenity of the area and in the interests of biodiversity.

4. The development shall be carried out in accord with the following plan number: SYW- DWG001

Reason: To define the permission.

5. The development shall be carried out in accord with the details contained in the submitted Construction Management Plan.

Reason: In the interests of highway safety.

6. Before development commences the areas of archaeological sensitivity

shall be identified and fenced off to the satisfaction of the local planning authority. No intrusive groundworks are to take place in these areas, in accordance with the agreed method statement for the above ground mounting of panels and cables. Works in these areas will proceed solely in accordance with the method statement.

Reason: To ensure that the areas of archaeological interest are safeguarded in accordance with the provisions of the National Planning Policy Framework

7. The weldmesh security fencing, inverters and transformers shall be finished in RAL7024 Graphite Grey.

Reason: In the interests of visual amenity.

7. PLANNING APPLICATION WP/14/00573/OUT – LAND ADJACENT TO 14 AVENUE ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00573/OUT, for an outline application with all matters reserved except access, for the construction of a single, two storey detached house on land adjacent to 14 Avenue Road, Finedon, for the Finedon Educational Trust.

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.

The site viewing group visited the site on 28 October 2014 and a record of the visit was set out in the circulated notes.

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

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

The agent clarified that the application was for outline permission with all matters reserved except access, and that he understood it was the access issue that would be discussed in more detail at the meeting. He explained that he believed the access was substantial but did not comply with NCC Highways regarding shared access. He continued that the opening in the wall fronting the site, designated an 'important wall' in the conservation area, did offer good access and that his client could alter the wall without detriment to the character, if necessary. He also referred to other accesses in the vicinity that did not comply with current highway standards.

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

Some members shared the concerns of NCC Highways regarding access and stated that the wall should not be affected or damaged in any way. Other members felt that the access would be acceptable without altering the wall and that a well-designed house on the site would enhance the area.

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

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 wall is a designated heritage asset within the Finedon Conservation Area and is shown as an 'important wall' on the accompanying character appraisal map. The proposed demolition of part of the wall to create a satisfactory access as required by NCC Highways, 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.
2. It also fails to meet the requirements of paragraphs 131-135 of the National Planning Policy Framework, Policy 13 (h) and (i) 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.

(Councillors Bell and Henley left the room during discussion on the following item, having declared an interest.)

8. PLANNING APPLICATION WP/14/00385/COU – 34 HATTON AVENUE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00385/COU for the change of use from C3 (dwelling house) to C2 (children's home) at 34 Hatton Avenue, Wellingborough, for Miss Carly Musson.

The application had been deferred at the planning committee meeting of 6 August 2014 due to concerns raised by Northamptonshire Police.

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 the planning application be approved subject to the conditions set out in the report.

Requests to address the meeting had been received from ten objectors, the applicant, and Councillor Harrington.

The Chairman allowed the speakers to address the meeting for a maximum of three minutes and Councillor Harrington for a maximum of five minutes. The committee was then given the opportunity to ask questions of clarification.

The objectors spoke about the overwhelming response from the community in opposition to the application, including an 800 signature petition against it. They raised concerns about a number of issues, including increased traffic and parking problems, potential noise nuisance, antisocial behaviour, vandalism, and fear of crime and disorder. They stated they believed a lack of social facilities for young people in the area, together with the demographic of mainly older people and single occupancy homes, meant that the location was unsuitable and integration would be difficult. They also believed the report and information given to members was incomplete and didn't truly reflect the strength of feeling within the community.

In his address to the committee and during questions of clarification, the applicant explained that he had had positive meetings with the police and that the company worked closely with Northamptonshire County Council and was the preferred supplier for looked after children. He clarified that the house would be used as a children's home for looked after children, mainly from Northamptonshire, and that although some of the children would have some emotional issues due to disrupted upbringings, staff were highly trained. He explained the process behind choosing a location and stated that in his opinion the Hatton Avenue house was a suitable location as it met all requirements.

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 shared concerns about the suitability of the location for young people, with nowhere to play and no one to play with. They agreed there was a need for a children's home, but felt that the Hatton Avenue location was not the right place for it to be situated.

It was proposed by Councillor Morrall and seconded by Councillor Waters that the application be refused for reason of social sustainability.

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

RESOLVED that planning permission be refused for the following reason:

The council has had regard to the provisions of the National Planning Policy Framework (NPPF) and in particular paragraph 7 which identifies the three dimensions to sustainable development as being economic, social and environmental. The NPPF advises at paragraph 8 that these three dimensions or roles should not be taken in isolation and to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

In determining this application the council notes that the proposal, while providing some limited economic benefit and no identified environmental gain the harm to the social and environmental dimension of sustainable development in this location outweighs any gain in that it fails to improve and may have a detrimental effect on existing local and community services, which currently are inadequate for the needs of the clientele proposed to be served by this development and so creates a sense of fear to the detriment of social inclusion. Further the proposed adaptations at this location will not enhance the character of the surroundings or create a strong sense of place to the

detriment of the landscape character and setting in this location. Contrary to Policy 13 of the Adopted Plan in particular paragraphs c), h), i) and o). This will not result in the integration of the proposed development with the community as envisaged by paragraph 61 of the NPPF and accordingly the council considers that the proposal will not facilitate social interaction nor create a healthy inclusive community NPPF.

9. MOTION TO SUSPEND STANDING ORDERS

During the above application, it was proposed by Councillor Ward and seconded by Councillor Griffiths that in accordance with item 4.2.6 of the constitution that standing orders be suspended to enable the meeting to proceed beyond three hours.

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

RESOLVED that standing orders be suspended to enable the meeting to proceed.

(Councillors Bell and Henley returned to the room.)

10. PLANNING APPLICATION WP/14/00445/FUL – 4 GRAY CLOSE, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/14/00445/FUL, for the erection of a single storey rear extension and second storey extension to the side and porch, at 4 Gray Close, Earls Barton, for Mr Lee Randall.

The application had been deferred at the planning committee meeting of 3 September 2014 to allow for negotiation in respect of revised design.

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 the planning application be approved subject to conditions set out in the report.

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.

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

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

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out using exterior materials which match the existing exterior materials unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accord with the following plan numbers: 014-031-001, 014-031-002, 014-031-003.

Reason: To define the permission.

11. PLANNING APPLICATION WP/14/00526/FUL – LAND ADJACENT 43 TO 65 CHAPMAN ROAD, THE EMBANKMENT, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/14/00526/FUL, for the construction of 19 dwellings and associated access road, at land adjacent to 43 to 65 Chapman Road, The Embankment, Wellingborough, for Mr Chris Wickham.

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 and the completion of a S106 agreement.

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

The Chairman allowed the speaker to address the meeting for a maximum of three 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 Scarborough and seconded by Councillor Griffiths that planning permission be granted subject to the conditions set out in the report and the completion of a S106 agreement.

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

RESOLVED that planning permission be granted subject to the following conditions and the completion of a S106 agreement.

1. The development shall be begun no later than three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to S51 of the Planning & Compulsory Purchase Act 2004.

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.

Reason: To ensure a satisfactory appearance for the development in the interest of visual amenity.

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 and in particular, the soft landscaping of the public open space and play area 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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

5. 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.

Reason: 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.

6. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

In order to satisfy the above condition, an adequate scheme would need to be submitted demonstrating that there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water within the proposed phasing of development.

7. The development shall be carried out in accordance with the approved plans numbered: RDC 960-100, 101G, 102, 200, 201, 202, 203, 204, 205, 206 received on 12th of August 2014 and 014.1129.003, 004, 005 and 006 received on 16th September 2014.

Reason: To ensure that the development is carried out in accordance with the approved plans.

8. No preparatory works, site clearance or other building operations in connection with this approval shall commence until a plan showing the method and means of tree protection in accordance with British Standard 5837:2005 and a programme and schedule of tree protection measures (including dates and times) have been submitted to and approved in writing by the local planning authority. Such protection as approved shall be in place before any building work commences and shall be retained throughout the period of works.

Reason: To safeguard the protected trees in the interest of the visual amenity of the area.

9. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

Reason: To avoid any detrimental effects from contamination.

10. A Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules of all landscaped areas, in particular the public open space and the play area but excluding small, privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The Management Plan shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

Reason: In order to maintain and enhance the landscape quality and visual amenity of the area.

12. PLANNING APPLICATIONS WP/14/00480/REM, WP/14/00586/VAR, WP/14/00625/EXT AND WP/2014/0025

RESOLVED to defer the following planning applications until the next planning committee meeting:

WP/14/00480/REM, WP/14/00586/VAR, WP/14/00625/EXT and WP/2014/0025.

13. 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.

Chairman

The meeting concluded at 10.21pm.

COUNCIL MEETING – 9 DECEMBER 2014

REPORT OF THE ADDITIONAL PLANNING COMMITTEE

19 November 2014

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

Mr M Kilpin (Principal Planning and Building Control Manager), Mrs C Haybyrne (Technical Services Team Leader), Mr G Holland (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillors Bass and Graves attended the meeting as observers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Hollyman and L Lawman.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the council's code of conduct and rules of procedure, the under-mentioned councillor declared an interest in the following items:

Councillor	Minute No	Item	Description of Interest
Maguire	4	WP/14/00369/OUT	Other interest – Land may be owned by a family member

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 29 October 2014, be confirmed and signed.

(Councillor Maguire left the room during a discussion on the following item, having declared an other interest).

4. PLANNING APPLICATION WP/14/00369/OUT – LAND AT REAR AND ADJACENT OF 75 YORK COTTAGE, 75 EASTON LANE, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00369/OUT, for an outline planning application for a development of up to 75 dwellings with associated access and all other matters reserved on land at rear and adjacent of 75 York Cottage, 75 Easton Lane, Bozeat for Gladman Developments.

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 advised the committee that the application is referred to the committee for information and to seek a resolution for putative reasons for refusal, as an appeal has been lodged by the applicant, for the local authority's failure to determine this application, within the statutory 13 week determination period. He also asked the committee to refer to two circulated appeal decision letters that had just been received by the council, one being land off Hillside Close, Bozeat (WP/2013/0332/OM), and the other, relating to land west of High Street, Irchester (WP/2013/0590/OM), which had both been dismissed by the Planning Inspectorate.

Requests to address the meeting had been received from two objectors and Bozeat Parish Council. The chairman allowed the speakers to address the meeting for a maximum of three minutes each.

The speaker for Bozeat Parish Council commended the officer's report and added that this application was even less sustainable than the scheme for Hillside Close. He suggested that the refusal reasons made by the planning officer in this report also include additional elements referred to by the Planning Inspectorate in his dismissal of the Hillside Close appeal decision.

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 supported the views of Bozeat Parish Council and in addition to the refusal reasons in this report recommended that the additional elements referred to in the Hillside Close appeal decision be added to the refusal reasons.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that had the council been in a position to determine the application, the planning application would have been refused for the reasons set out in the report, together with additional elements that related to the outcome of the Hillside Close appeal.

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

RESOLVED that had the council been in a position to determine the application, the planning application would have been refused for the following reasons together, with additional elements that related to the outcome of the Hillside Close appeal:

1. The proposed residential development represents unacceptable development in the open countryside. The sustainable pattern of development promoted by the development plan is considered in this instance to sufficiently outweigh the benefits that may be associated with increased housing supply. The proposal is contrary to Policies 1, 7, 9 and 10 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H4 and H9 of the Wellingborough Local Plan.

2. The proposed development by reason of its anticipated sterilisation of an identified sand and gravel mineral reserve contained within a minerals safeguarding area would constrain potential future use of this mineral. The proposed development is therefore considered to be in conflict with Policy 13 (p) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy and Policy 32 of the Northamptonshire Minerals and Waste Local Plan (adopted October 2014).
3. In the absence of a completed planning obligation agreement to secure community benefits and provide the necessary infrastructure to mitigate the adverse impacts of the development, the proposals conflict with Policy 6 (Infrastructure Delivery and Developer Contributions) of the North Northamptonshire Core Spatial Strategy.

(Councillor Maguire returned to the room).

5. PLANNING APPLICATION WP/14/00480/REM – LAND OFF THE A509 NIORT WAY AND THE A510 NORTHEN WAY AND SOUTH OF GREAT HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00480/REM, for a reserved matters application pursuant to conditions 1, 4, 4A, 17, 18, 20, 29 and 11. Details of Phase 1a open space with landscaping and primary infrastructure, including junctions with Niort Way. The outline planning application was an environmental impact assessment application and an environment statement was submitted to the Council at that time on land off the A509 Niort Way and the A510 Northen Way and south of Great Harrowden for Mr M Best.

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 three minutes each. The committee was then given the opportunity to ask questions of clarification.

Following the objector's concerns about archaeological areas on the site, Councillor Scarborough asked questions of clarity of the agent who confirmed that trial trenching will take place.

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 Griffiths and seconded by Councillor Scarborough 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. Details of soft landscaping (including a schedule of tree planting and specimen) 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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

2. 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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

3. The development shall be carried out in accordance with the following approved plans received on 16 July 2014.

Relevant Drawings Approved under Outline Permission:
WP/2012/0525/XEIA

- Plan No BBD008/004 - Illustrative Master Plan
- Plan No BBD008/043/K - Parameter Plan A: Planning Application Boundary
- Plan No BBD008/010/BC - Parameter Plan B: Development Framework
- Plan No BBD008/012/AB - Parameter Plan C: Movement Framework
- Plan No BBD008/014/U - Parameter Plan D: Green Infrastructure
- Plan No BBD008/017.01/J - Parameter Plan H: Plan of First Phase Drawings Submitted with this Reserved Matters Application:
- Plan No MCL002/009 - Location Plan
- Plan No 27391_100_001d - Highway Access General Arrangement 1 of 3
- Plan No 27391_100_002d - Highway Access General Arrangement 2 of 3
- Plan No 27391_100_003b - Highway Access General Arrangement 3 of 3
- Plan No 27391_100_004 - Highway Access Longitudinal Sections 1 of 2
- Plan No 27391_100_005 - Highway Access Longitudinal Sections 2 of 2

- Plan No 27391_100_006b - Signalised Junctions Along Niort Way
- Plan No 27391_100_007a - Signalised Junctions Along Niort Way
- Typical Sections
- Plan No 27391_100_008a - Highway boundary
- Plan No 27391_500_001b - Highway Access Drainage Layout 1 of 4
- Plan No 27391_500_002b - Highway Access Drainage Layout 2 of 4
- Plan No 27391_500_003a - Highway Access Drainage Layout 3 of 4
- Plan No 27391_500_004a - Highway Access Drainage Layout 4 of 4
- Plan No 27391_500_005 - Harrowden Brook Culvert 1 General Arrangement
- Plan No 27391_500_006 - Harrowden Brook Culvert 2 General Arrangement
- Plan No 27391_500_010a - Surface Water Attenuation Ponds 1 of 3
- Plan No 27391_500_011a - Surface Water Attenuation Ponds 2 of 3
- Plan No 27391_500_012a - Surface Water Attenuation Ponds 3 of 3
- Plan No 27391_500_013 - Existing Flood Attenuation Pond Re-profiling and Flood Plain Loss
- Plan No 27391_700_001c - Highway Access Surfacing 1 of 3
- Plan No 27391_700_002c - Highway Access Surfacing 2 of 3
- Plan No 27391_700_003b - Highway Access Surfacing 3 of 3
- Plan No 2290_108 - Primary Access Junction 1 of 2
- Plan No 2290_109 - Secondary Access Junction 2 of 2
- Plan No 2290_110 - Brook Park 1 of 5
- Plan No 2290_111 - Brook Park 2 of 5
- Plan No 2290_112 - Brook Park 3 of 5
- Plan No 2290_113 - Brook Park 4 of 5
- Plan No 2290_114 - Brook Park 5 of 5
- Plan No 2290_115 - Formal Pond Landscape Proposals
- Plan No 2290_116 - Formal Pond Details
- Plan No 2290_117 - Playing Field Plateaux (FOS2)
- Plan No 2290_118 - Post and Wire Fence Detail
- Plan No 2290_119 - Tar Spray and Chip Path
- Plan No 2290_120 - Post and Rail Fence Detail
- Plan No 2290_121 - Knee Rail Detail
- Plan No 2290_122 - Marginal Shelf Revetment Detail
- Plan No 2290_123 - Formal Public Open Space (FOS1) General Arrangement
- Plan No 2290_124 - Formal Public Open Space (FOS1) Planting Plan
- Plan No 2290_125 - Swale Corridor 1 Landscape Proposals 1 of 2
- Plan No 2290_126 - Swale Corridor 2 Landscape Proposals 2 of 2
- Plan No 3595/01/D14-0033v2 - Arboricultural Implications Plan 1
- Plan No 3595/01/D14-0033v2 - Arboricultural Implications Plan 2
- Plan No 3595/01/D14-0033v2 - Arboricultural Implications Plan 3
- Plan No 3595/01/D14-0033v2 - Arboricultural Implications Assessment
- Overview
- Plan No 3595/01/D14-0080v2 - Tree Protection Plan 1
- Plan No 3595/01/D14-0080v2 - Tree Protection Plan 2
- Plan No 3595/01/D14-0080v2 - Tree Protection Plan 3
- Plan No 3595/01/D14-0080v2 - Tree Protection Plan Overview
- 27391/500/014
- 27391/500/015
- Design Statement Outfall Schedule
- 500-014 Flood Plains 1

- 500-015 Flood Plains 2
- 141003-27391 - Drainage Design Statement

Reason: To ensure that the development is carried out in accordance with the approved plans.

6. PLANNING APPLICATION WP/14/00586/VAR – LAND OFF THE A509 NIORT WAY AND THE A510 NORTHEN WAY AND SOUTH OF GREAT HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00586/VAR, for a variation/removal of conditions 1, 2, 2a, 34, 35 and 36 of application reference number WP/2012/0252/XEIA. The reason for applying for the removal and amendment of these conditions was that the conditions as they stand were potentially prohibitive to the delivery of the site. Those to be removed are duplicated. A covering letter was included in the report for justification. Amended description (replace condition 37 with 34) on land off the A509 Niort Way and the A510 Northern Way and south of Great Harrowden for Mr M Best.

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 for the variation and removal of conditions referred to 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 three minutes each. The committee was then given the opportunity to ask questions of clarification.

A lengthy debate took place about the proposal in the report to change a condition to create a new smaller area, labelled Phase 1A. Councillor Scarborough felt that Phase 1 should be a single entity rather than fragmentation of the site. He felt that if this was agreed, then this would lead to failure to deliver community supporting facilities, with only houses proposed for Phase 1A. Councillor Morrall advised that there are nearby facilities available, a very short distance from the proposal.

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 Morrall and seconded by Councillor Ward that planning permission be granted.

On being put to the vote, the motion was declared carried with 6 votes in favour and 3 votes against.

RESOLVED that the planning permission be granted.

7. COUNTY COUNCIL APPLICATION

WP/14/00625/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00625/EXT, for a variation of conditions 2 and 16 of planning permission 13/00100/CCDFUL, to change the appearance, external layout and lighting of the building at Redwell Infant and Junior School, Barnwell Road, Wellingborough, for Mr M Hewins.

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 this application was approved by Northamptonshire County Council on 03/11/2014, subject to the conditions set out in the report.

8. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

Following the announcement of the dismissed planning appeal decision by the Planning Inspectorate in relation to land off Hillside Close, Bozeat (WP/2013/0332/OM), Councillor Morrall had been asked by Councillor Partridge-Underwood to thank the committee and officers for their support in the outcome of the appeal.

Chairman

The meeting closed at 9:05 pm.

COUNCIL MEETING – 9 DECEMBER 2014
REPORT OF THE LICENSING SUB-COMMITTEE

16 October 2014

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

Also present: Mrs A Wilcox, Licensing Manager, Mr M O'Donnell, Senior Environmental Health Officer, Mr G Hollands, Solicitor, District Law and Mrs C A Mundy, Democratic Services Officer.

The hearing commenced at 10.30am.

1. APPOINTMENT OF CHAIRMAN

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

The chairman welcomed everyone to the meeting and asked everyone to introduce themselves.

2. APPLICATION FOR A PREMISES LICENCE – 4A SILVER STREET WELLINGBOROUGH

The above application had been withdrawn by the applicant.

3. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during consideration of the above item in accordance with Section 100A(4) to the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the descriptions shown in schedule 12A to the Act.

4. APPLICATION TO REVOKE OR SUSPEND A HACKNEY CARRIAGE DRIVER'S LICENCE

The exempt report of the Interim Head of Planning and Local Development was received regarding the potential revocation/suspension of Mr W's Hackney Carriage driver's licence, following receipt of complaints regarding inappropriate behaviour.

The Licensing Manager explained the procedure for the meeting and outlined the report making reference to the complaints that had been received and the witness statements which were appended to the report. Members were reminded that drivers within the council's operations policy had to "behave in a civil, polite and orderly manner and shall take all reasonable precautions to ensure the safety of persons conveyed in or entering or alighting from the vehicle.

The chairman referred to the letters of support that had been forwarded to the panel in advance of the meeting commending Mr W and asked Mr W if he wished to respond to the complaints made.

Mr W addressed the panel and said that he considered that all but one of the complaints were unfounded. Over the 13 years he had been driving he had transported over 150,000 people. He had produced a number of letters from contented customers praising him. He accepted that on one occasion he had used bad language but he had realised his mistake and had contacted that person the following day to apologise. He also informed the panel that in his profession he received a considerable amount of abuse from the public. His personality was such that sometimes people found him to be intimidating.

Councillor Morall asked if he considered that he had a short temper.

Mr W said that often he was 'on the defensive' rather than having a short temper. He liked to joke with his customers and chat but sometimes customers did not understand his sense of humour.

Members asked for clarity from the licensing officers over whether any formal warnings had been issued to Mr W.

Mrs Wilcox confirmed that a number of the complaints had been made but as there had been no witnesses it was very much one person's word against another person's word. Mr W had, however, been written to and reminded of the council's operation policy. Mr O'Donnell also confirmed that Mr W had been rude to him and lost his temper over the phone. One of the complaints had been referred to the police but the police had decided to take no further action against Mr W over this.

Mr W also expressed his frustration and concern about the over-charging that had been happening at the rank which he had, on a number of occasions, reported to the licensing section.

Mrs Wilcox confirmed that she had received these complaints and appropriate action had been taken against offenders.

The chairman adjourned the meeting at 11.10am.

The chairman reconvened the meeting at 11.25 am.

The decision was as follows:

No action was necessary. The sub-committee gave Mr W a formal warning about his future conduct and said that the material before the committee and this decision would be taken into account in any decisions about future conduct complaints.

The reasons for the decision were as follows:

1. The sub-committee considered both the report and numerous testimonials as to Mr W's character.
2. It could not come to any firm conclusions about the facts of many of the complaints. However, there was sufficient material to give a warning about future conduct.

The chairman closed the sub-committee at 11.30pm.

Chairman

COUNCIL MEETING – 9 DECEMBER 2014
REPORT OF THE LICENSING SUB-COMMITTEE

14 November 2014

Present: Councillors Griffiths (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 10.00am.)

1. APPOINTMENT OF CHAIRMAN

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

The chairman welcomed everyone to the meeting and introduced the sub-committee members and officers present to the applicant.

2. EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during consideration of the above item in accordance with Section 100A(4) to the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the descriptions shown in schedule 12A to the Act.

3. APPLICATION FOR RENEWAL OF A HACKNEY CARRIAGE DRIVER'S LICENCE

The chairman explained to the applicant how the sub-committee would proceed.

The sub-committee then heard from the licensing officer who explained that this matter was before committee to determine whether the licence should be renewed. Relevant information had come before the authority as to whether the licence holder was a 'fit and proper' person to hold a hackney carriage driver's licence as prescribed by the Local Government (Miscellaneous Provisions) Act 1976.

Members were presented with an enhanced certification from the Disclosure and Barring Service which indicated that the applicant had received a caution in 2012.

The council's policy was that any applicant should inform the authority if they received a caution.

The chairman thanked the officer for her presentation and addressed the applicant, asking whether he was aware that he should have notified the council of the caution.

The applicant said he was not aware that he should have done so.

The chairman reminded the applicant that the conditions formed part of the licence and that he should have read and understood them thoroughly.

The chairman then asked the applicant to explain the reason why the police had issued the caution.

The applicant explained that there had been a domestic situation between himself and his wife and a third party and that he had become upset and lost his temper. He considered that he had not been violent to his wife, though he had pushed her, and that this had only been an argument within the family.

The panel pursued the detail of the incident and also expressed its concern that at no time had the applicant notified the council of the incident and subsequent caution.

The solicitor reminded the applicant of the conditions pertinent to the licence and read out the relevant section to him.

The chairman adjourned the meeting at 10.25am.

The chairman reconvened the meeting at 10.50am.

RESOLVED that the licence be renewed with effect from 1 December 2014. The applicant would not have a hackney carriage licence until then.

The reasons for the decision were as follows:

1. The committee heard from the applicant that he had received a caution arising from a domestic incident.
2. The applicant accepted that he had not notified the council of the caution.
3. Noting the council's policy that any incident of violence would ordinarily mean the loss of the licence for a period of at least five years, the committee carefully considered the circumstances.
4. In view of the fact that no person outside of the family had been involved, there was no evidence of any significant injury and no evidence of any other violence, the committee considered that only a short period without a licence was warranted.
5. A period without a licence was also justified by the failure to notify the caution

Chairman