

COUNCIL MEETING – 24 FEBRUARY 2015

REPORT OF THE PLANNING COMMITTEE

14 January 2015

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

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 F Hubbard (Democratic Services Officer).

(Councillors Graves and Simmons attended the meeting as observers and Councillor Bass as a speaker).

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and 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
Bell	12	WP/14/00666/FUL	Other – Member of Chester Farm Project Board
Henley	15	WP/14/00705/FUL	Other – Personal resident of affected property
Maguire	15	WP/14/00705/FUL	Other – Cllr Henley is an objector and a friend.
Scarborough	15	WP/14/00705/FUL	Other – Objector (Cllr Henley) is a Political colleague and Personal friend
	21(1)	WP/14/00746/EXT	Other – Chair of Governors at Rowan Gate Primary School

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 03/12/2014, be confirmed and signed.

4. PLANNING APPLICATION WP/14/00783/FUL – THE TEN O’CLOCK, MAIN STREET, WELLINGBOROUGH

RESOLVED to note that the applicant had withdrawn the planning application.

5. PLANNING APPLICATION WP/14/00716/REM – APPLEBY LODGE, 140 – 160 SYWELL ROAD, WELLINGBOROUGH

The Chairman announced that the applicant had asked if the planning application could be deferred in order to allow more time to conclude their discussions with the Environment Agency over drainage issues.

Due to this request it was proposed by Councillor Ward and seconded by Councillor Griffiths that the application be deferred.

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

RESOLVED to defer the planning application at the request of the applicant.

6. 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.

7. PLANNING APPLICATION WP/14/00665/FUL – 32A NORTH STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00665/FUL, for a conversion/change of use from General Industrial (B2) to Residential (C3). Conversion will create a 2 bedroom self-contained residential dwelling – amended plans and Design and Access Statement at 32A North Street, Wellingborough for Mr S Vaid.

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 13/01/2015 and a record of the visit was set out in the circulated notes.

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

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

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the building shall not be altered externally, unless authorised by the permission (including window insertions) without the express planning permission of the local planning authority.

Reason: In the interests of protecting the amenity of the surrounding residential occupiers.

3. The internal layout of the hereby approved residential unit shall not be altered without the express planning permission of the local planning authority.

Reason: In the interests of fire safety.

4. Any exterior alterations shall be undertaken using facing materials which match the existing exterior facing materials unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

5. The development shall be carried out in accord with the following plan numbers: 32bNS:PA01/01, 32bNS:PA 01/06

Reason: To define the permission.

8. PLANNING APPLICATION WP/14/00681/FUL – 28 HATTON AVENUE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00681/FUL, for the demolition of rear conservatory and erection of a single-storey rear extension at 28 Hatton Avenue, Wellingborough for Mr and Mrs Hinds.

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 that the planning application be deferred to enable the applicant, neighbour and architect to negotiate further and come up with a scheme that would not block out the light to the owners of 30 Hatton Avenue. A glazed roof rather than a tiled roof was suggested. The deferment was seconded by Councillor Ward.

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

RESOLVED that the planning application be deferred for further negotiations.

9. PLANNING APPLICATION WP/14/00706/FUL – 4 MANOR ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00706/FUL, for the construction of a timber framed shed/summerhouse in the rear garden of the property at 4 Manor Road, Mears Ashby for Mr D Cebula.

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 subject to the conditions set out in the report.

The Site Viewing Group visited the site on 13/01/2015 and a record of the visit was set out in the circulated notes. On seeing the whole of the structure, the objector was happy that overlooking would not occur and withdrew her objection.

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

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

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

This permission is based on material submitted on 28/10/2014.

Reason: To define this consent.

10. PLANNING APPLICATION WP/14/00765/REM – LAND EAST OF DODDINGTON ROAD, DODDINGTON ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00765/REM, for a reserved matters application pursuant to conditions 1 and 2 of planning permission ref WP/2012/0416, to consider access arrangement, appearance, landscaping, layout and scale of the proposed crematorium on land east of Doddington Road, Wellingborough for Haverstock for the Borough Council of 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 conditions set out in the report.

Several members commented that they welcomed the crematorium in the Borough and fully supported it.

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

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

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

1. The development shall be carried out in accordance with the approved plans (PL1000, PL1002, PL1003, PL 2001, PL2002, PL2003, PL2004, PL2005, ALA219L01 revPL4, ALA219L02 revPL1, ALA219L03 revPL1, ALA219L04, ALA219L05) deposited with the local planning authority on the 18th November 2014.

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

2. Prior to construction works commencing a detailed scheme for surface water drainage, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, must be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall also include the implementation, ownership and maintenance of the surface water drainage for the site.

Reason: To prevent increased risk of flooding, both on and off the site.

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. To accommodate simultaneous use generally and occasional use by larger vehicles the vehicular access into the site is to be 6m wide for a distance of 15m in rear of the highway boundary.

Reason: In the interest of highway safety.

5. Vehicle to vehicle visibility of 2.4m x 120m must be provided and maintained in both directions at the junction of the means of access with Doddington Road.

Reason: In interest of highway safety.

6. No development shall take place until the area of archaeological interest has been fenced off, and no vehicle movements or excavation should take place in this area during the current phase of construction.

Reason: To ensure that the area of archaeological interest is protected during the first phase of development.

7. No tree planting or other intrusive works shall commence until the area of archaeological interest has been subject to a programme of archaeological excavation 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 NPPF Paragraph 141.

8. All surfaces, including doors and windows, need to be anti-reflective and neutral in colour/tone

Reason: To minimize the impact of the structure on views from the east across the valley.

11. PLANNING APPLICATION WP/14/00546/VAR – 2 – 5 OXFORD STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00546/VAR, for an application to vary condition three of planning permission WP/97/0395/O to 'the store shall only be open between 0700 and 2300 hours Monday – Saturday and between 1000 and 1600 on Sundays' – car park management statement at 2 – 5 Oxford Street, Wellingborough for W M Morrison Supermarkets 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.

The Head of Planning and Local Development recommended that the variation to planning permission WP/97/0395/0 be granted.

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 Maguire that the variation to the planning permission be approved.

Councillor Bell opposed the variance to the planning permission and felt that consideration should be given to the residents who live in that area and that the original planning permission should be adhered to. A lengthy debate ensued.

Councillor Scarborough seconded Councillor Maguire's proposal to approve the variance to the planning permission.

As the proposal had been proposed and seconded to approve the application, the Chairman asked the committee to cast their votes. On being put to the vote, there were 3 votes for the application and 3 votes against, with 1 abstention. The Chairman then used his casting vote, and the motion to approve the application was lost by 4 votes against to 3 votes for.

RESOLVED that planning permission be refused due to further loss of amenity to local residents and the original planning permission terms granted to Morrisons remain and for the following reason:

The proposed extra hours of opening would lead to an unacceptably detrimental effect on the amenities of the occupiers of properties in the vicinity by reason of additional noise and disturbance.

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

(Councillor Bell left the room for the following application having declared an other interest).

12. PLANNING APPLICATION WP/14/00666/FUL – CHESTER FARM, HIGHAM ROAD, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00666/FUL, for the improvement to existing access junction with the A45 trunk road and the existing farm access between the junction and the entrance to the farm buildings complex at Chester Farm, Higham Road, Irchester for Ms J Sherrey.

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 planning application had been deferred at the planning committee meeting held on 03/12/2014 for further clarification from the Highways Agency.

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 asked the agent several 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 Ward that planning permission be approved subject to the conditions set out in the report.

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

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

1. The development shall be begun no later than 3 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.

2. The development shall be carried out in accordance with the approved plans numbered: 2034-DD-1100-001, 002, 003, 2034-DD-1200-001, 2034-DD-100-001, 006 & 2034-DD-500-002 received on 8th of October 2014.

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

3. No development shall take place within the 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.

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

(Councillor Bell returned to the meeting).

13. PLANNING APPLICATION WP/14/00699/FUL – 16 HIGH STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00699/FUL, for a change of use from A3 to A5 (Hot food takeaway) at 16 High Street, Wellingborough for Mr D Cooper.

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

2. Before the use hereby permitted becomes operational, details on equipment to control the emission of fumes and smell from the premises shall be first submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

Reason: To safeguard the amenity of occupiers of nearby residents.

3. Prior to the use hereby permitted becoming operational, details of the operating hours shall be first submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with that approval for so long as the use continues.

Reason: To safeguard the amenity of occupiers of nearby residents.

14. PLANNING APPLICATION WP/14/00702/FUL – REAR 143 AND 145 MAIN STREET, LITTLE HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00702/FUL, for the erection of a new dwelling on land at the rear of 143 and 145 Main Road, Little Harrowden for Mr C Stanley.

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 an objector.

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 and of the officer's report, the Chairman invited the committee to determine the application.

Several members commented that the proposed house was massively out of keeping with the location and the amount of amenity space being used. It was also mentioned that the comments made by the Joint Planning Unit in the report should also be considered.

It was proposed by Councillor Griffiths and seconded by Councillor Ward that the planning application be refused due to the proposal being out of character and for loss of amenity space.

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

RESOLVED that planning permission be refused for the following reasons:

The proposal, by reason of its size and design would have an unacceptably detrimental impact on the amenities of the occupiers of nearby properties and the character of the area.

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

(Councillors Henley, Maguire and Scarborough left the room for the following application having declared other interests).

15. PLANNING APPLICATION WP/14/00705/FUL – LAND ADJACENT TO 36 WINDERMERE DRIVE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00705/FUL, for a proposed detached three bedroomed dwelling on land adjacent to 36 Windermere Drive, Wellingborough for Mr R Booluck.

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 Bell that planning permission be refused for the reasons set out in the report.

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 position of the proposed dwellinghouse on its plot would not respect the character of the area because it would appear as a visually discordant feature in the street scene contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.
2. The proposal, because of the unacceptable effect it would have on the amenities of the occupiers who reside at 32 Ambleside Close and 36 Windermere Drive, is contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

(Councillors Henley, Maguire and Scarborough returned to the meeting).

16. PLANNING APPLICATION WP/14/00714/FUL – 18 HOOKHAMS PATH, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00714/FUL, for the erection of a self-contained annex to rear of 18 Hookhams Path – re – submission following refusal of WP/14/00224/FUL, at 18 Hookhams Path, Wollaston for Mr M Susans.

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.

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

Following the comments made by the objector, it was proposed by Councillor Maguire that the planning application be deferred to enable a site viewing visit to take place to see the impact that the proposal would have on the neighbouring property. This was seconded by Councillor Scarborough.

On being put to the vote to defer the application for a site viewing visit, there were 4 votes in favour and 3 votes against.

RESOLVED that the planning application be deferred to enable a site viewing visit to be arranged.

17. PLANNING APPLICATION WP/14/00726/VAR – 84 – 138 LEA WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, planning application WP/14/00726/VAR, for an application to remove condition five of planning permission ref WP/2011/0428/F relating to the provision of gates to the access road, at 84-138 Lea Way, Wellingborough for Wellingborough Homes.

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 Griffiths and seconded by Councillor Scarborough that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused as the proposal, which would result in a continued lack of security for the residents of 84 - 138 Lea Way, is contrary to Policy 13 (b) of the North Northamptonshire Core Spatial Strategy, the provisions of the National Planning Policy Framework and the provisions of Supplementary Planning Guidance: Planning Out Crime in Northamptonshire.

18. PLANNING APPLICATION WP/14/00747/FUL – LAND BETWEEN 20 AND 22 BURTON ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00747/FUL, for the erection of a bungalow on land between 20 and 22 Burton Road, Finedon for Mr K McCullagh.

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 of the committee and some members were against the application as they considered it to be overdevelopment of the site.

It was proposed by Councillor Scarborough and seconded by Councillor Maguire 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 4 votes to 3 votes to approve the application.

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 plan (001) deposited with the local planning authority on the 24th November 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.

19. PLANNING APPLICATION WP/14/00755/FUL – 6 CHURCH LANE, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00755/FUL, for the proposed part removal of a wall and reduce ground levels (engineering works), to create an off road parking space. Revised Plan. Amended Plan at 6 Church Lane, Bozeat for Mr Harria.

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 Bozeat Parish Council.

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.

Several members commented that they would like to site view this proposal. It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be deferred to enable a site viewing visit to be arranged.

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

RESOLVED that planning permission be deferred to enable a site viewing visit to be arranged.

20. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/14/00376/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00376/EXT, 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 3.83ha 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 3,150 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 five minutes. Councillor Bass opposed the application and said that the development could potentially swamp Sywell. 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 were unanimous in opposing the planning application, considering it unacceptable, and objected to it in the strongest possible way.

It was proposed by Councillor Morrall and seconded by Councillor Griffiths that the Council wish to formally and strongly object to the proposal and that the concerns be forwarded to Daventry District Council.

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

RESOLVED to recommend that the Council wish to formally OBJECT to the proposal. The proposal raises several major concerns which translate into the following generic reasons for objection (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 (eg Wellingborough North, Appleby Lodge, Stanton Cross Developments etc);
- Coalescence of settlements;
- May prejudice growth aspirations of Wellingborough with respect to road improvement schemes eg Isham bypass.

(Councillor Scarborough left the room for the following application having declared an other interest and did not return to the meeting).

21. FOR INFORMATION

1. WP/14/00746/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00746/EXT, for the installation of a double mobile classroom at Rowangate Primary School, Finedon Road, Wellingborough 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 the County Council be advised that no objections are raised to this proposal.

2. WP/14/00748/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00748/EXT, for a Lawful Development Certificate for the use of land as a purpose built permanent Gypsy and Travellers site, comprising 25 numbered plots each with individual amenity blocks comprising kitchen, utility, laundry and toilet facilities (site accessed by Gypsy Lane) at the Caravan Site, Gypsy Lane, Irchester for Mr D Smith.

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 comment be made.

22. 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, (Minute 6), be noted.

Chairman

The meeting closed at 8:55 pm.

COUNCIL MEETING – 24 FEBRUARY 2015
REPORT OF THE LICENSING SUB-COMMITTEE

6 February 2015

Present: Councillors Griffiths, (chairman), Scarborough and Simmons

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

(The hearing commenced at 10.15am.)

1. APPOINTMENT OF CHAIRMAN

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

2. APPLICATION FOR PRIVATE HIRE DRIVERS LICENCE

The chairman welcomed Mr M, and his friend, to the meeting and introduced the sub-committee members and officers present and explained how the sub-committee would proceed.

The annexed circulated exempt report of the Head of Planning and Local Development was received in relation to the application by Mr M for a private hire drivers licence.

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 it would involve the likely disclosure of exempt information of the descriptions shown in schedule 12A to the Act.

The sub-committee then heard from the licensing manager. Mr M had applied for a private hire drivers licence. Information contained within the enhanced disclosure, obtained from the disclosure and barring service, showed two convictions which had not been declared on the application form.

The chairman asked Mr M to explain what the convictions were for and why he had failed to disclose them on his application form.

Mr M explained that he had driven a vehicle a very short distance to move it from one home to another following the breakdown of his marriage, and that he had not been insured to do so and did not have road fund licence. He had been convicted in 2002 and did not realise that he needed to declare the convictions as he believed there was no longer a requirement to declare.

Councillor Scarborough asked how far the 'short distance' was. Mr M clarified that it was from one street to the next street, so very short.

There being no further questions the chairman adjourned the meeting at 10.25am.

The chairman reconvened the meeting at 10.35am.

RESOLVED that the licence be granted.

The reason for the decision was as follows:

Having heard from the applicant with his explanation of the circumstances of the offences disclosed by the disclosure and barring service report, and having regard to their age, there was no reason not to grant the licence.

This part of the meeting concluded at 10.40am.

3. APPLICATION TO REVOKE OR SUSPEND PRIVATE HIRE OPERATORS LICENCE

The meeting commenced at 10.45am.

The circulated report of the Head of Planning and Local Development was received in respect of a potential revocation or suspension of a private hire operators licence held by Roadrunner Taxi Limited following a recent conviction.

The chairman welcomed Mr Dlugoszewski the owner of Roadrunner Taxis and his legal translator Mr Adamuszek to the meeting and introduced the panel and officers present.

The licensing manager presented her report. Roadrunner Taxi Limited had changed ownership in 2014. On 21 May 2014 licensing officers carried out an inspection at the offices and identified that the company records showed that a driver had continued driving for the company despite his private hire driver's licence having expired on 30 April 2014. A prosecution was taken against both the driver and Roadrunner for non compliance with licensing legislation. This also meant that insurance cover was invalidated.

On 12 January 2015 Roadrunner Taxi Limited was fined £500 for allowing a driver to drive the licensed vehicle without a valid private driver's licence and £500 for invalid insurance cover on the vehicle. They were also ordered to pay a victim surcharge of £50 and the council's full costs of £656.

A further inspection was carried out at their new premises in January 2015. Whilst improvements had been made there were still incomplete records and the company had been informed of their requirement to comply with council policy and conditions of licensing. The sub-committee was asked to determine whether the company should retain its private hire operations licence under the licensing objectives.

The chairman asked if Mr Dlugoszewski if he realised the severity of the invalidation of insurance and that if there had been an accident, the company

would have been liable. He confirmed he was aware and was taking steps to improve the administration of the office.

Councillor Scarborough asked if the drivers were self-employed and how many people were employed in the office to carry out the administrative work. He also asked who owned and who was responsible for insuring the vehicles.

Mr Dlugoszewski clarified that there were six self-employed drivers and that he had five different people working a shift pattern in the office. The office was now based at the same place as the owner's garage at Stewarts Road on the Finedon Road industrial estate. The company had nine registered vehicles and insured them.

The chairman adjourned the meeting at 10.55am.

The chairman reconvened the meeting at 11.15am.

RESOLVED that:

No action is to be taken on this occasion. However, officers of the council will be requested to attend the operator's premises within three months. If further failure to comply with licensing law or the conditions of the licence are identified it is to be brought back before the committee for a further review.

The reasons for the decision were as follows:

1. The committee heard from the owner of Roadrunner Taxi Ltd, Mr Dlugoszewski.
2. Further failures were identified on 7 January 2015.
3. Whilst the committee considered immediate action was not justified there were difficulties with the administration of the company. Accordingly this should continue to be monitored.

The meeting concluded at 11.25am.

Chairman

