

COUNCIL MEETING – 13 OCTOBER 2015

REPORT OF THE PLANNING COMMITTEE

8 July 2015

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Bell, Ekins, Griffiths, Hallam, G Lawman, Lloyd and Scarborough.

Miss J Thomas (Head of Planning and Local Development), Mr O Duyile (Acting Principal Planning and Building Control Manager), Mr A Chapman (Development Management Officer), Mr A Stevenson (Conservation Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillors Carr, Gough and Harrington attended the meeting as observers).

1. APOLOGIES FOR ABSENCE

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

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 Councillors declared an interest in the following items:

| Councillor | Minute No | Item | Description of Interest |
|------------|-----------|-----------------|---|
| Hallam | 5 | WP/14/00386/FUL | Other – know people in Orlingbury Road |
| Morrall | 15 | WP/15/00200/FUL | Other – knows the applicant |
| Ward | 7 | WP/15/00146/OUT | Disclosable Pecuniary Interest – co-owner of the site |

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 03/06/2015, 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/14/00386/OUT – WILLOW FARM, 102 HARROWDEN ROAD, ORLINGBURY

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00386/OUT, for an outline application with all matters reserved except access for up to 11 dwellings and associated infrastructure at Willow Farm, 102 Harrowden Road, Orlingbury for Mr J Alexander.

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

It was recommended to delegate to the Head of Planning and Local Development to approve, subject to the conditions set out in the report and following the completion of a Section 106 Planning Agreement.

The Site Viewing Group visited the site on 07/07/2015 and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Objectors had concerns of harm to wildlife, flooding, loss of landscape character, increased traffic and highway concerns and the potential loss of countryside.

Several members felt it was contrary to policy and would prefer to have seen a more detailed proposal in its entirety. Concerns were also expressed as there was no reference to any local housing needs/affordable housing supply.

It was proposed by Councillor Ward and seconded by Councillor Lloyd that the planning application be refused.

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

RESOLVED to refuse the application as 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, 9 and 10 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H2, H4 and H9 of the Wellingborough Local Plan.

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 of the North Northamptonshire Core Spatial Strategy and Policy G25 of the Wellingborough Local Plan.

6. PLANNING APPLICATION WP/15/00108/FUL – DUNKLEYS REST, 362 GRENDON ROAD, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00108/FUL, for a hybrid application for a change of use/conversion of a former restaurant to form two dwellings, outline consent for the erection of three dwellings and associated car port building (access and layout to be considered) – amended description at Dunkley's Rest, 362 Grendon Road, Earls Barton for Mr J Dunkley.

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.

The Site Viewing Group visited the site on 07/07/2015 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 and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Ward and seconded by Councillor Lloyd that the planning application be approved.

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

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

1. The conversion and alteration of the former restaurant 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 (Drawing numbers 1404-104, 1404-100) deposited with the local planning authority on the 20 February 2015.

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

3. Application for approval of reserved matters for the new dwellings 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.

- 4. 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.

- 5. Vehicular access must be laid out as shared private drives having a width of no less than 4.5m for the first 10m in rear of the highway boundary.

Reason: In the interest of highway safety.

- 6. To prevent loose material being carried onto the public highway the driveways must be paved with a hard bound surface for a minimum of 5m in rear of the prospective highway boundary.

Reason: In the interest of highway safety.

- 7. 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. Any gates at the point of access to the site must be set back sufficiently to permit the longest vehicle likely to visit the site to stand clear of the carriageway whilst the gate is operated.

Reason: In the interest of highway safety.

- 9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated December 2014, reference number 5100R001FRA and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels are set no lower than 48.3m above Ordnance Datum (AOD) as shown in the following plans:
 - 1404-104 Goods Shed - Proposed Conversion to Residential: Plots 1 and 2
 - 1404-105 Proposed Residential Development Plots 3 and 4
 - 1404-106 Proposed Residential Development Plot 5.

2. Plots 1 and 2 must include safe access and egress to 1st floor as they include ground floor sleeping accommodation.
3. All future occupants must sign up to flood warnings direct.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

10. Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking re-enacting that Order with or without modification, no structure shall be erected within the site boundary as delineated on drawing 1404-8 within the FRA.

Reason: To ensure the area remains available to store flood water during flood events.

11. 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 and shall include a method statement and tree protection plan, with particular reference to construction phasing and exclusion zones. 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).

(Councillor Ward left the room for the following application having declared a disclosable pecuniary interest).

7. PLANNING APPLICATION WP/15/00146/OUT – GARAGES REAR 11 TO 15 TANN ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00146/OUT for an outline application with some matters reserved (access, scale and appearance to be determined at this stage) for the demolition of the existing structures and erection of 3 dwellings at garages rear 11 to 15 Tann Road, Finedon for Mr T Kendall-Torry.

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.

The Site Viewing Group visited the site on 07/07/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a neighbour and Councillor Ward as a co-owner of the application. Councillor Ward was

available for questions of clarification if required but no questions were sought therefore Councillor Ward did not speak.

The Chairman allowed the neighbour to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Lloyd and seconded by Councillor Morrall that the planning application be approved.

On being put to the vote, the motion was carried by 5 votes for approval and 1 against.

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

1. Application for approval of reserved matters 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 siting, of the proposed development 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. This consent is based on drawing 1520/01A received 31 March 2015.

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

4. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interests of amenity.

5. 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.

6. The means of access must be laid out as a shared private drive having a width of no less than 4.5m for a distance of 10m in rear of the highway boundary.

Reason: In the interest of highway safety.

7. To prevent loose material being carried onto the public highway the first 5m of the driveway must be paved with a hard bound surface.

Reason: In the interest of highway safety.

8. Pedestrian to vehicle visibility of 2m x 2m above a height of 0.6m and vehicle to vehicle visibility of 2m x the extent of the site frontage must be provided and maintained in both directions at the point of vehicular access into the site.

Reason: In the interest of highway safety.

9. Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out which falls within Classes A and E of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.

Reason: In the interest of visual amenity of the area and the restricted sized plots.

(Councillor Ward returned to the room).

8. PLANNING APPLICATION WP/15/00201/FUL – BOWLING GREEN BETWEEN 12 AND 14 HATTON AVENUE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00201/FUL, for the construction of four 4 houses and one 2 bedroom flat and associated garages at the Bowling Green between 12 and 14 Hatton Avenue, Wellingborough for Wellingborough Bowling Club.

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.

The application had been deferred by the Planning Committee on 03/06/2015 for a site viewing visit to be arranged.

The Site Viewing Group visited the site on 07/07/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 3 objectors, a representative on behalf of the applicant and the agent.

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

After a lengthy debate it was considered that the application be refused due to design, contrary to policy, loss of amenity aspect, lack of light to the neighbouring properties, especially the owner of 12 Hatton Avenue. Members would like a new design to come forward. They considered the flat and the archway both out of character and incongruous to the area and further thought needs to be given to the access and parking area.

It was proposed by Councillor Bell and seconded by Councillor Griffiths that the planning application be refused.

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

RESOLVED that the planning application be refused as the proposal, by reasons of its design and layout, fails to respect the character and appearance of the street scene and would detrimentally affect the living conditions of the neighbouring occupiers in relation to loss of light. It therefore conflicts with Policy 13 (h and l) of the adopted North Northamptonshire Core Spatial Strategy.

9. PLANNING APPLICATION WP/15/00240/FUL – 69 HIGH STREET, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00240/FUL, for the erection of a 6 foot fence around boundary of bungalow – amended plans at 69 High Street, Irchester for Mrs M Ward.

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 07/07/2015 and a record of the visit was set out in the circulated notes.

It was suggested that that the applicant could erect a 3 foot fence with a hedge or shrubs inside the fence boundary for privacy.

It was proposed by Councillor Ward and seconded by Councillor Lloyd that the planning application be refused.

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

RESOLVED that the planning application be refused as the proposed boundary fence would, by reason of its design, appearance, siting and location, detrimentally harm public visual amenity and the character and appearance of its surroundings. The proposed development is therefore considered to be in conflict with Policy 13 (h and o) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

10. PLANNING APPLICATION WP/15/00272/FUL – THE TITHE BARN, 75A HIGH STREET, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00272/FUL, for the conversion of the existing barn into 2 number dwellings together with raising of roof line to smaller barn. New car port. New chimney stack at the Tithe Barn, 75A High Street, Irchester for Morris-Cook Developments Limited.

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

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

The Site Viewing Group visited the site on 07/07/2015 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 and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Scarborough that the planning application be approved.

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

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

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

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

2. No development shall take place until samples of new stonework, bricks and roof covering have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the character of the listed building.

3. No development shall take place until full details of all new windows, roof lights and doors, including the garage doors, together with details of their surrounds, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the character of the listed building.

4. The new stonework shall be laid in level courses to match the existing with a mortar mix normally comprising lime putty (to BS 890) and well-graded and a washed sharp sand to a ratio of 1:3 volume, and with the mortar brushed back to the back arrises of the stonework whilst still green. This mix and finish shall be used for any repointing work.

Reason: To protect the character of the listed building.

5. The roof lights shall be of the 'conservation' type, glazed with non-reflective glass and fitted so as not to protrude above the general plane of the roof surface.

Reason: To protect the character of the listed building.

6. The roof lights on the south elevation to bedroom 4 and the adjoining bathroom on the first floor, and to bedroom 4 and adjoining en-suite on the second floor, shall be fitted with obscured glass and thereafter so retained.

Reason: To protect neighbours' amenities.

7. The rainwater goods shall be of cast iron or case aluminium painted black with the guttering hung on rise and fall brackets.

Reason: To protect the character of the listed building.

8. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted by the applicants and approved in writing by the local planning authority.

Reason: To suitably record the historic characteristics of the buildings.

9. Neither of the dwellings hereby permitted shall be occupied until: a. the vehicular crossing of the access lane leading to the site on to High Street has been widened and reconstructed. b. works have been carried out to prevent the discharge of surface water onto the highway in High Street from the access lane; c. the access lane for a width of 4.5 metres for at least the first 10 metres from the junction with High Street, has been surfaced in tarmac with golden gravel rolled in, and d. the existing vehicular crossing is constructed and all highway surfaces

affected by the proposals reinstated in accordance with the specification of the highway authority and subject to a suitable licence/agreement under the Highways Act 1980.

Reason: In the interests of the safety and convenience of users of the adjoining highway.

10. The additional roof-lights shown on the north elevation serving bedrooms 4 and 5 on the second floor of House 1 are not hereby approved.

Reason: To protect the character of the listed building.

11. The alterations shown to the existing barn door in the south elevation to serve house 2's lounge at the west end of the range are not hereby approved. An alternative scheme of fenestration shall be submitted for the written approval of the local planning authority prior to the commencement of the development.

Reason: To protect the character of the listed building.

12. A survey of bats' and birds' possible nesting/roosting sites in the barns' fabric shall be carried out to the Council's satisfaction. Should the survey prove positive, adequate mitigation measures shall be agreed with the Council and duly implemented prior to the commencement of development.

Reason: To comply with the requirements of the Wildlife and Countryside Act.

13. The space allocated for garaging in Unit 1 shall be retained for this sole purpose in perpetuity and shall not be used for any other purpose.

Reason: To ensure adequate garaging facilities are retained within Unit 1.

14. The development shall be carried out in accordance with the approved plans/drawings numbered: 05/M89/100, 101, 102 and received on 29.04.2015.

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

11. PLANNING APPLICATION WP/15/00273/LBC – THE TITHE BARN, 75A HIGH STREET, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00273/LBC, for the conversion of an existing barn into 2 number dwellings together with raising of roof line to smaller barn. New car port. New chimney stack at the Tithe Barn, 75A High Street, Irchester for Morris-Cook Developments Limited.

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

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

It was proposed by Councillor Morrall and seconded by Councillor Scarborough that listed building consent be granted.

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

RESOLVED that listed building consent 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 consent.

Reason: In order to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No development shall take place until samples of new stonework, bricks and roof covering have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the character of the listed building.

3. No development shall take place until full details of all new windows, roof lights and doors, including the garage doors, together with details of their surrounds, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the character of the listed building.

4. The new stonework shall be laid in level courses to match the existing with a mortar mix normally comprising lime putty (to BS 890) and well-graded and a washed sharp sand to a ratio of 1:3 volume, and with the mortar brushed back to the back arrises of the stonework whilst still green. This mix and finish shall be used for any repointing work.

Reason: To protect the character of the listed building.

5. The roof lights shall be of the 'conservation' type, glazed with non-reflective glass and fitted so as not to protrude above the general plane of the roof surface.

Reason: To protect the character of the listed building.

6. The rainwater goods shall be of cast iron or case aluminium painted black with the guttering hung on rise and fall brackets.

Reason: To protect the character of the listed building.

7. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted by the applicants and approved in writing by the local planning authority.

Reason: To suitably record the historic characteristics of the building.

8. The development shall be carried out in accordance with the approved plans/drawings numbered: 05/M89/100, 101, 102 and received on 29.04.2015.

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

12. PLANNING APPLICATION WP/14/00793/FUL – LAND BETWEEN ROAD AND THE RYLSTONE, PARK FARM WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/000793/FUL, for a hybrid planning application – full submission in respect of 45 number residential units and outline submission in respect of 8 number residential units and retail/restaurant units. Changes to layout and indicative siting of the commercial units on land between the road and The Rylstone, Park Farm Way, Wellingborough for Godwin (Park Farm) Limited and Orbit Group 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 Planning Committee deferred the planning application at the meeting held on 03/06/2015 to allow the developer to reconsider the layout of the proposal and other issues.

It was recommended to delegate to the Head of Planning and Local Development to approve subject to the conditions set out in the report and following the completion of a Section 106 Planning Agreement.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

A member asked if a condition could be included with regard to the maintenance of road sweeping of local roads by the developers during construction and this was agreed.

It was proposed by Councillor Scarborough and seconded by Councillor Bell that the planning application be approved.

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

RESOLVED that delegation be given to the Head of Planning and Local Development to approve, subject to the conditions set out in the report and following the completion of a Section 106 Planning Agreement:

1. In respect of the construction of 45 dwellings, 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 & Compulsory Purchase Act 2004.

2. In respect of the construction of 45 dwellings, 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. In respect of the construction of the retail/restaurant units and the associated 8 dwellings, application for approval of reserved matters 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 91 of the Town and Country Planning Act 1990, as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

4. Before any development is commenced in relation to the restaurant and retail units and the associated 8 dwellings, detailed plans, drawings and particulars of the internal access arrangements; appearance; landscaping (including walls, fences and planting); layout; and scale (herein called the 'reserved matters') shall be submitted to and approved by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

5. In respect of the construction of 45 dwellings, details of those parts of the site not covered by buildings including any parking, roads, footpath, hard and soft landscaping, surface and boundary treatments 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.

6. Any 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.

7. A Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules of all landscaped areas, 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.

8. The car parking spaces shown on the approved drawings shall be laid out and provided before the occupation of the 45 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.

9. Prior to the commencement of the development a detailed scheme for the location, design and construction of noise barriers to protect outdoor living areas from noise shall be submitted to and approved by the local planning authority. Details shall include but not limited to the acoustic properties of the barrier and the proposed level of mitigation it shall provide. The approved scheme shall be implemented prior to the commencement of the development and retained thereafter in perpetuity. The barrier shall be maintained in a satisfactory state of repair to ensure efficient operation.

Reason: In the interest of residential amenity.

10. Prior to the first use or occupation of the development indoor noise levels for all residential units must conform to the "good design" range identified by BS8233 1999, Sound insulation and Noise Reduction for Buildings - Code of Practice and WHO guidelines. If a noise insulation scheme different to that specified in the noise report November 2014

submitted as part of this application is to be employed to achieve such levels this must be provided to an approved in writing by the local planning authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter.

Reason: In the interests of residential amenity.

11. Prior to the construction of the commercial units, a scheme for the control of noise and vibration of any external ancillary plant, equipment or ducting system to be used in pursuance of this permission shall be submitted by a competent person to and approved in writing by the local planning authority. A separate scheme shall be submitted for each commercial unit. The scheme shall ensure that the background noise level at the boundary of the site or the nearest noise sensitive dwelling does not increase. For the avoidance of doubt, calculated noise levels at the measurement point should be at least 5 db (A) below the existing background level. The assessment shall have been made in accordance with the current version of BS4142. The development shall be carried out in accordance with the approved details. The equipment shall be maintained in a condition so that it does not exceed the background noise level whenever it is operating as agreed with the local planning authority. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance, as there is insufficient information within the submitted application.

12. The proposed commercial units shall not be open to customers between the following times: 23:00 and 07:00 hours.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site, as there is insufficient information within the submitted application, and for the avoidance of doubt as to the scope of this permission.

13. Deliveries for the commercial units including during operation of the businesses shall take place no earlier than 7.00 am and no later than 6.00 pm. This includes waste collection services.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from delivery vehicles entering or leaving the site, as there is insufficient information within the submitted application, and for the avoidance of doubt as to the scope of this permission.

14. No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been

approved in writing by the local planning authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Councils Environmental Protection Team.
- All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours: 0800 Hours and 1800 Hours on Mondays to Fridays and 0800 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.

The Borough Council of Wellingborough encourages all contractors to be 'Considerate Contractors' when working in our district by being aware of the needs of neighbours and the environment.

- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interest of residential amenity.

15. The development shall be carried out in accordance with the approved plans numbered: B5722 PL01A, PL 02H, PL06, HT 01A, HT 03A, HT 05A and HT 07A - Received on 3 December 2014; 13 March 2015; and 12 June 2015.

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

16. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the local planning authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the local planning authority.

Reason: To prevent environmental and amenity problems arising from flooding.

17. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated October 2014, reference number WM10804 007 By Wardell Armstrong) and the following mitigation measure detailed within it:

1. Limiting the surface water run-off generated by the 1% critical storm plus an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site as set out in section 4.3.6 and 4.3.7 of the FRA.

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

18. 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 water drainage on and off site has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the details hereby approved. No building 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 proposed phasing of development.

19. Prior to the commencement of the development, a method statement to control the environmental effects of the construction activities shall be submitted to and approved in writing by the local planning authority to accommodate wheel cleaning facilities, road sweeping and the control of dust and smell.

Reason: In the interest of amenity.

13. PLANNING APPLICATION WP/15/00346/FUL – ANNEXE, 128 ECTON LANE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00346/FUL, for the subdivision of the site into two plots to make the approved annexe independent of the main dwelling; alterations to the annexe building and formation of a new access with gates to serve the existing main dwelling at 128 Ecton Lane, Sywell for Mr and Mrs John Harmon.

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 in the report.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that the planning application be approved.

Some concerns were raised regarding a new access and Councillor Lawman proposed an amendment to remove the access gates requested in the application. Members then agreed to delegate authority to the Head of Planning and Local Development to agree an appropriate single access with the applicant.

It was then proposed to Councillor Griffiths and seconded by Councillor Morrall for delegation to be given to the Head of Planning and Local Development to approve the access.

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

RESOLVED that approval of the planning application be delegated to the Head of Planning and Local Development.

14. PLANNING APPLICATION WP/15/00166/FUL AND WP/15/00167/LBC – 13 SYWELL VILLAGE, SYWELL

It was proposed by Councillor Morrall and seconded by Councillor Lawman that the applications be deferred to enable a site inspection to be arranged.

On being put to the vote, the motion to defer the applications for a site inspection was unanimously agreed.

RESOLVED that the applications be deferred to enable a site inspection to be arranged.

15. PLANNING APPLICATION WP/15/00200/FUL – LAND OPPOSITE 7 TO 11 CLAUDIUS WAY, HIGHAM ROAD, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00200/FUL, for the installation of a 4.59MW solar farm and associated infrastructure on land opposite 7 to 11 Claudius Way, Higham Road, Irchester for Lark Energy and Mr Adrian Lewis.

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 temporary planning permission be granted subject to the conditions set out in the report.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Lawman that temporary planning permission be granted.

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

RESOLVED that temporary 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. 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 July 2040.

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

3. Before development commences a landscaping scheme shall be submitted to the local planning authority for approval in writing. The works shall be carried out prior to the occupation of any part of the development, whichever is the sooner, and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased or are dying shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To enhance the development in the interests of visual amenity and biodiversity.

4. The development hereby approved shall be laid out, constructed or screened in such a manner as to ensure that any glint and glare reflected from the solar panels is not visible to motorists on the A45 trunk road.

Reason: To ensure that the A45 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with section 10(2) of the Highways Act 1980 by eliminating the possibility of reflection and glare from the application site in the interests of highway safety.

5. Prior to the commencement of construction works, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local planning authority in consultation with Highways

England. The CTMP shall identify steps and procedures that will be implemented to manage vehicles using the access to avoid potential conflicts impacting on the A45 trunk road. Once approved, the CTMP shall be adhered to at all times during the construction period, unless first agreed in writing by the local planning authority in consultation with Highways England.

Reason: To ensure that the A45 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site in the interests of road safety.

6. No development shall take place until the area of archaeological preservation has been identified on the ground and fenced off. Where above ground methods are to be used for the solar panels and cables, a method statement will be submitted for approval prior to the commencement of works. Construction in the area(s) of archaeological preservation will proceed solely in accordance with the method statement. The method statement should also include information on the removal of the array and infrastructure at the end of its period of use.

Reason: To ensure that the areas of archaeological interest are safeguarded in accordance with National Planning Policy Framework paragraph 139.

7. 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.

8. Before development commences details of the intended external colour of the security fencing, inverters and transformers shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details.

Reason: In the interests of visual amenity.

9. The development shall be carried out in accord with the following plan numbers: 4004-02, 181114-01, LIR-DWG002, LIR-DWG003, LIR-DWG004, LIR-DWG005, LIR-DWG006, LIR-DWG007, LIR-DWG008, LIR-DWG009, LIR-DWG010, LIR-DWG011, PLOC 01 and received on 1 April 2015.

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

16. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/15/00369/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00369/EXT, for a full application with EIA: Construction of Wold Lodge solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Wold Lodge, Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

2. WP/15/00370/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00370/EXT, for a full application with EIA: Construction of Top Lodge solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Top Lodge, Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

3. WP/15/00371/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00371/EXT, for a full application with EIA: Construction of Burton Spinney solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Burton Spinney, Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

4. WP/15/00372/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00372/EXT, for a full application with EIA: Construction of Windmill solar photovoltaic farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV and landscaping at Windmill Farm, Wold Road, Burton Latimer for First Renewable.

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 the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm

generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

5. WP/15/00373/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00373/EXT, for a full application with EIA: Construction of Bryant Field solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer substations, cabling, CCTV and landscaping at Bryant Field, Wold Road, Burton Latimer for First Renewable.

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 that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated.

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

6. WP/15/00374/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00374/EXT, for a full application with EIA: Construction of Latimer solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Latimer Solar Park, Wold Road, Burton Latimer for First Renewable.

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 that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated.

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

7. WP/15/00375/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00375/EXT, for a full application with EIA: Construction of Wold Cottage solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Wold Cottage Farm, Wold Road, Burton Latimer for First Renewable.

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 that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

8. WP/14/00695/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00695/EXT, for a variation of conditions 1, 5, 6, 8, 15, 38, 39, 42, 43, 44, 45, 46 and 47 as per section 2 of the submitted planning statement pursuant to planning permission 12/00010/FUL - 'Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop' dated 20.12.2012 on land adjacent to Skew Bridge Ski Slope, Northampton Road, Rushden for LXB RP (Rushden) 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.

It was proposed by Councillor Bell and seconded by Councillor Griffiths that the planning application be fully supported.

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

RESOLVED to note that the application was approved by East Northamptonshire Council on 12/06/2015, subject to conditions and the application be fully supported.

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

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

A member made reference to application TCON/2014/0006 relating to the proposal to fell three trees on the Former Dun Cow site, 10, 12 and 14 Gold Street, Wellingborough and asked that the planning committee receive a report as to the reasons why it was agreed for the trees to be felled. A briefing note would be issued to members.

18. PLANNING APPEAL DECISION

RESOLVED to note the annexed circulated decision letter dated 10/06/2015, in respect of a proposed change of use from C3 (Dwelling House) to C2 (Children's Home) at 34 Hatton Avenue, Wellingborough be allowed, with an award for costs.

Chairman

The meeting closed at 9:34 pm.

COUNCIL MEETING – 13 OCTOBER 2015

REPORT OF THE PLANNING COMMITTEE

5 August 2015

Present: Councillors Ward (Vice-Chairman - acting as Chairman), Aslam, Bell, Ekins, Griffiths, Hallam, G Lawman, Lloyd, Maguire and Scarborough.

Miss J Thomas (Head of Planning and Local Development), Mr O Duyile (Acting Principal Planning and Building Control Manager), Mr P Bateman (Senior Development Management Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Carr attended the meeting as speaker).

1. APOLOGIES FOR ABSENCE

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

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 Councillors declared an interest in the following items:

| Councillor | Minute No | Item | Description of Interest |
|------------|-----------|-----------------|---|
| Bell | 9 | WP/14/00298/OUT | Other – agent for one of the objectors during the May Election |
| | 10 | WP/15/00281/OUT | Other – agent for one of the objectors during the May Election |
| | 14 | WP/15/00271/FUL | Other – agent for one of the objectors during the May Election |
| Hallam | 7 | WP/15/00304/FUL | Other – Parish and Ward Councillor and knows people who live nearby |
| Lloyd | 9 | WP/14/00298/OUT | Other – lives near to the development |
| | 10 | WP/15/00281/OUT | Other – has been involved in the past with |

Save Irchester
Village Group

Maguire 13 WP/15/00254/FUL Other – knows
someone who
works at Edward Gray
(the agents)

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 08/07/2015, 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/15/00166/FUL – 13 SYWELL VILLAGE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00166/FUL, for the erection of a two storey side extension and alterations at 13 Sywell Village, Sywell for Mr P Brigden.

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.

The application had been deferred at the Planning Committee on 08/07/2015 for a site viewing visit to be arranged.

The Site Viewing Group visited the site on 04/08/2015 and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Several members spoke and considered the proposal would look unbalanced and be harmful to the street scene. They expressed concerns that the proposal would give loss of amenity and cause detrimental effect to the neighbouring property, number 14 Sywell Village.

It was proposed by Councillor Lawman and seconded by Councillor Hallam that the planning application be refused.

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

RESOLVED that the planning application be refused as the proposed side extension, would, by reasons of its siting, bulk and massing be a visually intrusive addition to the building resulting in a loss of a visually important gap that is characteristic of the area and detrimental to the street scene, contrary to Policy G5 of the adopted Wellingborough Local Plan and Policy 13 (h, i and o) of the adopted North Northamptonshire Core Spatial Strategy.

The proposed side extension, would, by reasons of its siting, bulk and massing be detrimental to the living conditions of the neighbouring occupiers at No 14 in relation to loss of light and overshadowing, contrary to Policy 13 (l) of the adopted North Northamptonshire Core Spatial Strategy.

6. PLANNING APPLICATION WP/15/00167/LBC – 13 SYWELL VILLAGE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00167/LBC, for the erection of a two storey side extension and alterations at 13 Sywell Village, Sywell for Mr P Brigden.

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

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

It was proposed by Councillor Lawman and seconded by Councillor Hallam that listed building consent be refused.

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

RESOLVED that listed building consent be refused as the proposed side extension, would, by reasons of its siting, bulk and massing be a visually intrusive addition to the listed building resulting in a loss of a visually important gap that is characteristic of the area and detrimental to the streetscene, contrary to Policy G5 of the adopted Wellingborough Local Plan and Policy 13 (h, i and o) of the adopted North Northamptonshire Core Spatial Strategy.

7. PLANNING APPLICATION WP/15/00304/FUL – THE MONK AND MINSTREL, 5 KETTERING ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00304/FUL, for the conversion of the existing public house to 3 self-contained flats involving partial demolition of the rear additions; erection of 5 detached dwelling houses with garages; and alterations to access – amended description, revised plans and additional reports at the Monk and Minstrel, 5 Kettering Road, Isham for

Mr Darren Allen.

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

In the report the Head of Planning and Local Development recommended that the planning application be approved subject to conditions. The Head of Planning and Local Development referred members to the late letters' list and in particular correspondence from the applicant. The applicant stated that he would be prepared to enter into a legally binding agreement to prevent the development being carried out whilst the café was operational, and if the committee were minded to approve the application, work would not commence for 2 years. During the 2 years, the car park could be used by village residents and the café.

The Site Viewing Group visited the site on 04/08/2015 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 and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Lawman and seconded by Councillor Ward that the planning application be approved subject to the conditions set out in the report and also following the completion of a Section 106 Planning Agreement, preventing development whilst the café was operational.

On being put to the vote, the motion was carried by 7 votes to 2 votes.

RESOLVED that the planning application be approved subject to the following conditions and also following the completion of a Section 106 Agreement or Unilateral Undertaking to the effect that once the development commences, it shall be implemented in full and the commercial use of the existing building is forfeited or abandoned:

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. The development shall be carried out in accordance with the approved plans numbered: SEA-MON-001B, 002B, 003B and 004B received on 7 July 2015.

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 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 and prior to the occupation of the first dwelling. 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.

4. Details of those parts of the site not covered by buildings including any parking, roads, footpath, hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development and prior to the occupation of the first dwelling. 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.

5. 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 trees in the interest of the visual amenity of the area.

6. The car parking spaces (including the garages) 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.

7. The means of access must be laid out as a shared private drive having a width of no less than 4.5m for a distance of 10m in rear of the highway boundary. No part of the access to the proposed development will be considered for adoption as highway maintainable at the public expense. To prevent loose material being carried onto the public highway the first 5m of the driveway must be paved with a hard bound surface. A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway. The redundant vehicular crossing must be stopped up and highway surfaces reinstated and the remaining vehicular crossing must be re-constructed

as necessary and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980. Pedestrian to vehicle visibility of 2m x 2m above a height of 0.6m and vehicle to vehicle visibility of 2m x 43m must be provided and maintained in both directions at the point of vehicular access into the site.

Reason: In the interest of highway safety.

8. 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.

8. PLANNING APPLICATION WP/15/00380/FUL – LAND ADJACENT TO 86 SHELLEY ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00380/FUL, for a proposed two storey detached housing development comprising 1 x 2 beds and 1 x 1 bed flats on land adjacent to 86 Shelley Road, Wellingborough for Mr A R Brookes.

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 refused for the reasons set out in the report.

It was proposed by Councillor Lawman and seconded by Councillor Hallam that the planning application be refused.

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

RESOLVED that the planning application be refused for the following reasons:

1. The proposed Maisonettes by virtue of their location, design, layout and scale, on this restricted plot is considered to be an overdevelopment of the site as it would appear out of keeping with the existing layout of the street scene contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and the National Planning Policy Framework which requires new development to respect and enhance the character of the area.
2. The proposed dwelling due to its location and restricted width would be detrimental to the amenities of the occupiers of neighbouring properties

in terms of loss of light and is considered contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which requires development not to harm the impact on the amenities of neighbouring properties.

3. The proposal has made no provision for off street parking and has no vehicular access to the site and as such provision for off street parking cannot be achieved contrary to Policy 13 (d) of the North Northamptonshire Core Spatial Strategy which requires new development to have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards.

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

9. PLANNING APPLICATION WP/14/00298/OUT – LAND NORTH OF STATION ROAD, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00298/OUT, for an outline application: Development of up to 150 dwellings (including the option of a retail unit), with accesses off Station Road (including a roundabout at the eastern end of the site), public open space, play area, footpaths, new footbridges across stream, drainage attenuation and landscaping (access arrangements to be determined at this stage). Submission of additional information relating to heritage assessments and landscape visual impact assessment on land north of Station Road, Irchester for Acreage Strategic Limited.

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

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

Requests to address the meeting had been received from six objectors (including 5 representatives from Save Irchester Village and a representative from Irchester Parish Council), Councillor Carr and the agent.

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Objectors had strong concerns about the development being outside the village policy line, sewage and drainage issues, increased traffic in the village, highway issues, potential road accidents, ecological impact, loss of open space, impact on wildlife, heritage and archaeological concerns, loss of visual impact of St Katharine's Church.

Work on the Neighbourhood Plan for Irchester was ongoing and an objector expressed the view that Irchester would like to be allowed to shape their own village with regard to where they would like to see development.

It was proposed by Councillor Bell and seconded by Councillor Ekins that the planning application be refused.

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

RESOLVED that the planning application be refused for the following reasons:

1. The proposed development represents an 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 therefore contrary to Policies 1 (Strengthening the Network of Settlements) and 9 (Distribution and Location of Development) of the North Northamptonshire Core Spatial Strategy and Policies G4 (Villages), G6 (The Open Countryside), H4 (Restraint Villages and the Open Countryside) and H9 (Affordable Housing) of the Wellingborough Local Plan.
2. The proposed development would result in a significant change to the foreground setting in key views towards the Grade I listed church, and would therefore be detrimental to the setting of the grade I listed church, in conflict with Policy 13 (o) (General Sustainable Development Principles) of the North Northamptonshire Core Spatial Strategy and inconsistent with the advice in the National Planning Policy Framework (NPPF).

10. PLANNING APPLICATION WP/15/00281/OUT – LAND WEST OF 123 HIGH STREET, IRCHESTER

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00281/OUT, for an outline application with all matters reserved apart from access for the erection of up to 59 dwellings (including affordable homes), new vehicular and pedestrian access, open space and landscaping on land west of 123 High Street, Irchester for Barwood Strategic Land II LLP Miss J P Redden and Mr R E Redden.

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 refused for the reasons set out in the report.

Requests to address the meeting had been received from six objectors (including 5 representatives from Save Irchester Village and a representative from Irchester Parish Council) and Councillor Carr.

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Objectors had strong concerns about the loss of visual impact of St Katharine's Church and the views and enjoyment of the countryside, development outside the village policy line, sewage and drainage issues, access concerns in relation to the A45, increased traffic in the village, concerns of a singular vehicle access, the location of the proposed village green and play area being on the edge of the village, poor pedestrian links into the village, impact on wildlife and footpaths and heritage impact.

The Neighbourhood Plan was still in working progress and the village wanted to decide when, and where, and what type of housing was needed and wished their village to remain as a village.

It was proposed by Councillor Griffiths and seconded by Councillor Bell that the planning application be refused.

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

RESOLVED that the planning application be refused for the following reasons:

1. The proposed residential development represents an 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 therefore contrary to Policies 1 (Strengthening the Network of Settlements) and 9 (Distribution and Location of Development) of the North Northamptonshire Core Spatial Strategy and Policies G4 (Villages), G6 (The Open Countryside), H4 (Restraint Villages and the Open Countryside) and H9 (Affordable Housing) of the Wellingborough Local Plan.
2. The proposed development would result in a significant change to the foreground setting in key views towards the Grade I listed church, and would therefore be detrimental to the setting of the grade I listed church, in conflict with Policy 13 (o) (General Sustainable Development Principles) of the North Northamptonshire Core Spatial Strategy and inconsistent with the advice in the National Planning Policy Framework (NPPF).
3. The proposed development would take a substantial area of undeveloped countryside. Due to its size and extent, it would cause substantial harm to the area's character and appearance and to the setting of Irchester village, contrary to Policies G6 and H4 of the adopted Wellingborough Local Plan and CSS Policy 13.

(Councillor Lloyd returned to the room).

11. PLANNING APPLICATION WP/15/00038/FUL – 1A HIGH STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00038/FUL, for the erection of a first floor extension at rear to create 1 new flat – amended proposal, plans and

design and access statement at 1A High Street, Wellingborough for Mr M Dada.

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.

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

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

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

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

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

2. This consent is based on the amended drawing A226-5a and A226-6a received 09 July 2015.

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

3. Prior to the commencement of work, full details of windows, doors, roof covering, eaves and verges, to be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: In the interest of visual amenity.

4. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of amenity.

12. PLANNING APPLICATION WP/15/00137/REM – LAND TO THE NORTH OFF MAIN ROAD AND NORTHAMPTON ROAD, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00137/REM, for a reserved matters application pursuant to conditions 1 and 2 of planning permission ref: WP/2013/0510 to consider the appearance, landscaping, layout and scale of the residential development of up to 280 dwellings, associated roads, access and parking. Details submitted to discharge conditions 4 (environmental risk assessment) and 11 (travel plan). Amended plans and document. Changes to lay out and landscaping proposals

on land to the North off main Road and Northampton Road, Earls Barton for Mrs C Whitehead.

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.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Ward and seconded by Councillor Scarborough that the planning application be approved.

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

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

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Planning Statement prepared by APC March 2015 - Rev A
 - Design and Access Statement - 1270 Rev D
 - Ground Investigation Assessment - R/13312/G003 Issue 3
 - Additional Soil Infiltration Rate Testing - C1332/004
 - Archaeological Statement - 2014/186 OASIS albionar1-189455 Version 1.0
 - Arboricultural Assessment - 8681 TS 02 Rev B
 - Ecological Appraisal and Protected Species Report - 5812-ECO Rev B
 - Sustainability Appraisal and Energy Statement - ER27862 Earls Barton Issue 1
 - Flood Risk Assessment - R/C13312/001 Issue 7
 - Odour Assessment - 20676/10-13/3415 Rev A
 - Noise Assessment - 20676/10-13/3438 Rev A
 - Transport Assessment - C13312/TA/01 Rev 2
 - Travel Plan - C13312/TPF/04 Rev 4
 - Site Location Plan - 1270-04
 - Block Plan/Layout - 1270-02 Rev AB
 - Topographical Survey - 20676_06_001
 - Soft Landscape Proposals - GL0124 17 RevC, GL0124 18 Rev C, GL0124 19 Rev C, GL0124 20 Rev C, GL0124 21 Rev C, GL0124 22 LEAP Rev B.
 - Landscape Management Plan - GL0124 dated 04 June 2015
 - Drainage Strategy Layout - 13312-SKC003 Rev I
 - Surface Finish and Boundary Treatments - 1270-10 Rev D.

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

13. PLANNING APPLICATION WP/15/00254/FUL – 55 HATTON PARK ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00254/FUL, for the erection of a new dwelling within the existing garden at 55 Hatton Park Road, Wellingborough for Mr C Evans.

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 refused for the reasons 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 and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Ward and seconded by Councillor Ekins that the planning application be refused.

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

RESOLVED that the planning application be refused as the proposed development represents a significant variation from the established pattern of the surrounding development. The plot size and site coverage of the building is also at odds with the prevailing pattern of the surrounding area. The proposed development would therefore detrimentally affect and fails to respect the form and character of the surroundings, in conflict with North Northamptonshire Core Spatial Strategy Policy 13 (h) and Wellingborough Local Plan Policy U11.

14. PLANNING APPLICATION WP/15/00271/FUL – 16 MILE STREET AND 29 HIGH STREET, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00271/FUL, for a minor material amendment to planning permission: WP/14/00499/FUL (demolition of existing lock-up shop and construction of two semi-detached dwellings with associated vehicular access and parking) – to increase height of the ridge line by 0.4m to allow fourth bedroom in loft with a dormer window and to eliminate the chimneys thereby reducing the highest point of the houses by 0.6m. There is no increase in footprint. Amended landscape plan at 16 Mile Street and 29 High Street, Bozeat for Mr S Richards.

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.

A request to address the meeting had been received from a representative from Bozeat Parish Council.

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be deferred to enable a site inspection to be arranged.

On being put to the vote, the motion to defer the application for a site inspection was unanimously agreed.

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

15. PLANNING APPLICATION WP/15/00309/FUL – LAND ADJACENT 19 MILLERS CLOSE, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00309/FUL, for the erection of a two storey detached 3 bedroomed dwelling and associated parking – amended block plan on land adjacent 19 Millers Close, Finedon for Mr and Mrs S Miller.

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.

It was proposed by Councillor Ward and seconded by Councillor Lawman that the planning application be approved.

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

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

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

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

2. Before development commences representative samples of the intended exterior facing materials shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details.

Reason: In the interests of visual amenity.

3. A service strip, 1m wide, exists between the carriageway of Millers Close and the site boundary. It shall be ensured that the parking spaces on the frontage of the plot are set back in rear of the highway boundary.

Reason: To ensure the highway is not used for off-street vehicle parking in the interests of highway safety.

4. Before development commences details of:
 - the widened access
 - line of demarcation of the highway boundary
 - car parking hard bound surface
 - the intended method of access surface water disposalshall be submitted to the local planning authority for approval in writing. The approved details shall be implemented before the dwellinghouse hereby approved is first occupied.

Reason: In the interests of highway safety.

5. The development shall be carried out in accord with the following plan numbers: 966-PREAPP-1, 966-PREAPP-2, 07.966-04 and received on 29 May 2015.

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

16. PLANNING APPLICATION WP/15/00339/FUL – 20 HOLYOAKE ROAD, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00339/FUL, for amendments to planning permission ref: WP/2004/0408/F to change the already built 'car port' into a living space, including a window to front elevation, and the rear conservatory into a habitable living space to include changes to rear elevation – amended plan at 20 Holyoake Road, Wollaston for Mr S Prince.

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.

It was proposed by Councillor Maguire and seconded by Councillor Bell that the planning application be approved.

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

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

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

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

2. The development hereby approved shall be carried out in accordance with the submitted unreferenced plans (Labelled as: Ground Floor Plan, First Floor Plan, Front Elevation/Section, Proposed Two-storey Side Extension and Conservatory) deposited with the local planning authority on the 1 June 2015 and 18 June 2015, unless otherwise agreed in writing by the local planning authority.

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

3. The facing materials to be used in the construction of the external surfaces of the development hereby permitted shall be of a similar appearance to those used in the construction of the exterior of the existing building in terms of type, texture and colour.

Reason: In the interest of visual amenity and to ensure the materials are appropriate to the locality.

4. The flat roof area of the approved extension shall not be used as a balcony, roof garden, sitting out area or for any other purpose of a similar nature without the prior written consent of the local planning authority.

Reason: To protect the privacy and amenities of the neighbouring residential occupiers.

17. PLANNING APPLICATION WP/15/00434/FUL – GLAMIS HALL, GOLDSMITH ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00434/FUL, for the erection of a new security boundary fence at Glamis Hall, Goldsmith Road, Wellingborough for Mr G Saunders.

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.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

A lengthy debate pursued. Members noted the applicant's comments about wishing to secure the building due to safety and anti-social behaviour but they considered that a fence wouldn't enhance the area with its visual impact, and Glamis Hall was for community use. It was also noted that in the report there was no comment from the police as a consultee.

Members wish to seek advice from the police for their comments on the fence, and further consideration for a more appealing and sympathetic design, with maybe a lower fence and a planting/landscaping scheme.

A mixed discussion took place during which some members indicated approval, refusal and deferral of the application.

It was then proposed by Councillor Scarborough and seconded by Councillor Ward that the planning application be deferred to seek advice from the police and further consideration to be given for a more appealing and sympathetic design with maybe a lower fence and a planting/landscaping scheme.

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

RESOLVED that the planning application be deferred to seek advice from the police and further consideration be given for a more appealing and sympathetic design with maybe a lower fence and a planting/landscaping scheme.

(Councillor Maguire asked that his vote against the deferral be recorded).

18. MOTION TO SUSPEND STANDING ORDERS

It was proposed by Councillor Bell and seconded by Councillor Lawman 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 carried.

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

19. COUNTY COUNCIL APPLICATION

1. WP/15/00412/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00412/CRA, for a rail served concrete block making facility with associated infrastructure and ancillary uses at Nielson's Railway Sidings, 53 Meadow Close, Wellingborough for A Jansen.

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 to the proposed development subject to Northamptonshire County Council satisfying themselves that the proposal would not prejudice the 'Stanton Cross'/'WEAST' (Reference: WP/2004/0600) planned development.

20. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/15/00395/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00395/EXT, for an outline application for the erection of up to 278,709sqm of storage, distribution buildings (B8) with ancillary B1(a) offices, creation of access onto A4303 and emergency services only access onto A5, formation of lorry park, creation of SUDS facilities and other associated infrastructure and the demolition of Glebe Farmhouse (means of access only to be considered) on land adjacent to Glebe Farm, Coventry Road, Lutterworth for Db Symmetry.

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 against the planning application and that Harborough District Council is advised to consult directly with the North Northamptonshire Joint Planning Unit.

2. WP/15/00416/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00416/EXT, for variation of conditions 1, 5, 6, 8, 14, 37, 38, 41, 42, 43, 44, 45, 46, 47 and 48 (as per section 2 of the submitted planning statement) pursuant to planning permission 14/01938/VAR (Variation of conditions 1, 5, 6, 8, 15, 38, 39, 42, 43, 44, 45, 46, and 47 (as per section 2 of the submitted planning statement) pursuant to planning permission 12/00010/FUL - 'Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop' dated 20.12.2012 on land adjacent to Skew Bridge Ski Slope, Northampton Road, Rushden for LXB RP (Rushden) 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 the Borough Council of Wellingborough gives full support to the application.

3. WP/15/00471/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00471/EXT, for the erection of 100,844sqm Storage and Distribution centre (B8) with ancillary B1(a) offices on land adjoining and linked to Magna Park, including formation of access road from Magna Park, erection of gatehouse, creation of roundabouts, partial realignment of Mere Lane and upgrading of A5 to dual carriageway, creation of SUDS facilities and associated infrastructure and landscaping works on land at Mere Lane, Bittesby for Mr M Patterson (Harborough District Council).

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

RESOLVED that no objections are raised against the planning application and that Harborough District Council is advised to consult directly with the North Northamptonshire Joint Planning Unit.

4. WP/15/00419/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00419/EXT, for a non-material amendment to planning permission 13/00097/WASVOC, to extend the end date to import and process municipal solid waste by a further nine months at Mick George Limited Waste Transfer Station, Lower Ecton Lane, Great Billing for Mr J Gough.

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 but a request be made that all main routes are used.

5. WP/15/00695/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00695/EXT, for a Variation of conditions 1, 5, 6, 8, 15, 38, 39, 42, 43, 44, 45, 46 and 47 as per section 2 of the submitted planning statement pursuant to planning permission 12/00010/FUL - 'Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop' dated 20/12/2012 on land adjacent to Skew Bridge Ski Slope, Northampton

Road, Rushden for LXB RP (Rushden) 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 application was approved by East Northamptonshire Council on 12/06/2015, subject to conditions contained in the report.

RESOLVED that no comment be made but support for the application be expressed.

6. WP/15/00846/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00846/EXT, for a waste transfer station, ready mix concrete plant and overnight parking of 15 HGVs on land at Lower Ecton Lane, Northampton for Mr J Gough.

The application was approved by Northamptonshire County Council on 01/07/2015 subject to conditions contained in the report.

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 that no objection is raised to the planning application, subject to appropriate measures being deployed to protect the visual amenities of local residents and recreational users of the open countryside and traffic management measures being imposed to safeguard the residents of Ecton from GHV traffic associated with this development.

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

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

22. PLANNING APPEAL DECISION

RESOLVED to note the annexed circulated decision letter dated 06/07/2015, in respect of two dwellings on land to the rear of 130-132 Finedon Road, Wellingborough, be allowed.

23. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

The Chairman announced that it was Mr Duyile's last meeting as he was leaving the authority. On behalf of the members, he thanked him sincerely for his work over the years, in particular his incisive knowledge on appeals, wished him well for the future and stated that the committee was sorry to lose him.

Chairman

The meeting closed at 10:16 pm.

COUNCIL MEETING – 13 OCTOBER 2015

REPORT OF THE PLANNING COMMITTEE

9 September 2015

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Bell, Griffiths, Hallam, G Lawman, Lloyd, Maguire and Scarborough.

Miss J Thomas (Head of Planning and Local Development), Mrs M Simmons (Principal Planning and Building Control Manager), Mrs E Buchanan (Development Management Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Graves attended the meeting as an observer).

At the commencement of the meeting the Chairman and members passed their best wishes and congratulations to H M The Queen who today became the longest serving Monarch in the United Kingdom.

The Chairman then welcomed Mrs Maxine Simmons to the committee in her new role as Principal Planning and Building Control Manager.

1. APOLOGIES FOR ABSENCE

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

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 Councillors declared an interest in the following items:

| Councillor | Minute No | Item | Description of Interest |
|------------|-----------|-----------------|--|
| Hallam | 7 | WP/15/00343/FUL | Other – knows people in the area |
| Lawman | 9 | WP/15/00127/OUT | Other – one of the applicants is an acquaintance |

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 05/08/2015, 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/15/00211/FUL – MANOR FARM OFF A509 WELLINGBOROUGH ROAD/MIDDLE STREET, ISHAM

The Chairman announced that the agent had withdrawn the planning application.

RESOLVED to note that the planning application had been withdrawn.

6. PLANNING APPLICATION WP/15/00271/FUL – 16 MILE STREET AND 29 HIGH STREET, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00271/LBC, for a minor amendment to planning permission ref: WP/14/00499/FUL (demolition of existing lock-up shop and construction of two semi-detached dwellings with associated vehicular access and parking) – to increase height of the ridge line by 0.4m to allow fourth bedroom in loft with a dormer window and to eliminate the chimneys thereby reducing the highest point of the houses by 0.6 m. There is no increase in footprint. Amended landscape plan at 16 Mile Street and 29 High Street, Bozeat for Mr S Richards.

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.

The application had been deferred at the Planning Committee meeting held on 05/08/2015 for the site viewing group to visit the site.

The Site Viewing Group visited the site on 08/09/2015 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/agent.

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Ward and seconded by Councillor Hallam that the planning application be approved.

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

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

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

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: 001A, 003, 004 Prelim 3 and SG/29/BD2/PLAN 1/4/15 received on 15 May 2015.

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

7. PLANNING APPLICATION WP/15/00343/FUL – 12 THE GREEN, ORLINGBURY

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00343/FUL, for the reconfiguration of existing roof, erection of rear first floor extension over existing ground floor and rear extension. Insertion of ridge level roof windows – re-submission – amended plans at 12 The Green, Orlingbury for Mr N Hitchens.

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.

The Site Viewing Group visited the site on 08/09/2015 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from an objector.

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

The objector who resided at number 11 The Green said the proposal would have a huge impact on her property with the loss of light. Some site viewing members thought the proposal wouldn't impact on further loss of light. Several members felt a hipped roof to the front elevation would be more in keeping with the area and considered the Juliet balcony to the rear inappropriate. They also felt it would impact on the conservation area.

Discussions pursued during which the application was proposed and seconded for deferral by Councillors Griffiths and Maguire and for refusal by Councillors Bell and Scarborough.

The Chairman then asked members to take a vote on what had been proposed and seconded for deferral and refusal.

On being put to the vote for deferral, the motion was carried by 7 votes and the vote for refusal received 3 votes.

RESOLVED that the planning application be deferred for the applicant to give further consideration to the proposal concerning the hipped roof to the front elevation, the Juliet balcony and light implications to the neighbouring property.

8. PLANNING APPLICATION WP/15/00421/FUL – WILBY CHURCH OF ENGLAND PRIMARY SCHOOL, CHURCH LANE, WILBY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00421/FUL, for the proposed demolition of dwelling house to no 3 Mears Ashby Road and building new School Hall. Change of Use of no 3 Mears Ashby Road from Domestic Dwelling Class C3 to Non Residential Institution (Education) Class D1. New single storey flat roof extension to existing school building at Wilby Church of England Primary School, Church Lane, Wilby for Wilby Primary School.

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.

The Site Viewing Group visited the site on 08/09/2015 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 architect.

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Members had concerns about access onto the path from the entrance and would like Northamptonshire County Council to install a safety barrier for the safety of the children and other pedestrians. A member put a request forward that condition 5 be removed as the school is a Church of England School and the condition would prevent them from using the hall for Sunday School. It was also commented that if the application was approved consideration needs to be given to the hours, timings and delivery of construction in relation to the safety of the children.

It was proposed by Councillor Griffiths and seconded by Councillor Maguire that the planning application be approved.

On being put to the vote, the motion was carried by 9 votes to 1 vote.

RESOLVED that the planning application be approved subject to the following conditions and also to negotiations with Northamptonshire County Council for the safety barrier, the removal of condition 5 and approval of hours, timings and delivery of construction:

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 S51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans numbered: 2014/60/111, 110 and 400 received on 29 June 2015.

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

3. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

4. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all boundary fences/walls 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.

5. No construction deliveries (including loading and unloading) shall take place between the hours of 0800 to 0930 and 1500 to 1600 Monday to Friday during school terms.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and the health and well-being of school children. To ensure compliance with Policy 13 (l and n) of the Adopted Core Spatial Strategy 2008.

9. PLANNING APPLICATION WP/15/00127/OUT – LAND ADJACENT 199 NORTHAMPTON ROAD, WELLINGBOROUGH

It was proposed by Councillor Lawman that the application be deferred to enable a site inspection to be arranged to look at the amenity value of the land. This was seconded by Councillor Bell.

On being put to the vote, the motion to defer the application for a site inspection was carried by 7 votes.

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

10. PLANNING APPLICATION WP/15/00393/FUL – 4 KETTERING ROAD, ISHAM

The Chairman announced that the agent had withdrawn the planning application.

RESOLVED to note that the planning application had been withdrawn.

11. PLANNING APPLICATION WP/15/00435/FUL – FORMER A J SECTIONAL BETWEEN 11 AND 11A THRAPSTON ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00435/FUL, for an amendment to planning permission WP/2010/0019 – demolition of existing industrial unit and erection of 40 new dwellings – amendments include re-designed house types, increase in parking provision and changes in highway design to address the concerns of NCC Highways. Variation to the completed Section 106 Agreement resulting in nil affordable housing provision at the former A J Sectional between 11 and 11A Thrapston Road, Finedon for Lagan 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 the planning application be approved subject to the conditions set out in the report and to vary the sealed Section 106 Agreement to provide nil affordable housing within the development, but allowing for off-site financial contribution if sale values exceed expectation.

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

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

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

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

RESOLVED that the planning application be approved subject to the following conditions and to vary the sealed Section 106 Agreement to provide nil affordable housing within the development, but allowing for off-site financial contribution if sale values exceed expectation:

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. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A site investigation scheme, based on the Desk Study submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent risk of pollution of controlled waters.

3. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent risk of pollution of controlled waters, through mobilisation of subsurface contamination. No soakaways shall be constructed in contaminated land.

4. No building works which comprise the erection of a building required to be served by water services shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage has been submitted to and approved in writing by the local planning authority. The works shall be implemented prior to the occupation of any buildings within the relevant phase(s) of the development.

Reason: To prevent flooding, pollution and detriment to public amenity and biodiversity through provision of suitable water infrastructure, irrespective of the provisions of Sections 94, 98 and 106 of the Water Industry Act 1991.

5. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by

trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

Reason: To ensure that the development is satisfactorily landscaped in the interest of visual amenity.

6. A scheme for screen fencing/walling shall be agreed with the local planning authority before the start of construction. The agreed scheme shall be implemented to the satisfaction of the local planning authority before the houses are occupied.

Reason: In the interests of visual amenity and privacy.

7. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interest of visual amenity.

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.

9. 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.

10. The existing vehicular access must be closed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable agreement under the Highways Act 1980. Provision for access on foot must be made, in accordance with the specification of the Local Highway Authority, between the pathways serving the dwellings on the Thrapston Road frontage of the site and the existing footway on Thrapston Road. Shared private drives should be no less than 4.5m wide for a distance of 10m in rear of the prospectively adoptable highway boundary. Vehicular crossings over footways and public rights of way must be constructed in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980. To prevent loose material being carried onto the public highway or a public right of way, driveways must be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary. A positive means of drainage must be installed to ensure

that surface water from driveways does not discharge onto the highway. 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 must be provided and maintained on both sides of points of vehicular access. To maintain mobility along the footway of Thrapston Road an informal pedestrian crossing must be established with tactile paving on each side of the road across the proposed road junction.

Reason: In the interest of highway safety.

11. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the local planning authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards, intermediate or final that estate streets serving each phase of the development will be completed prior occupation of dwellings served.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an appropriate standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

13. No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Phasing and Completion Plan.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

14. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed

streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details [until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established]

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Note:- The applicant is advised that to discharge the above condition the local planning authority requires a copy of the completed agreement between the applicant and the local highway authority under Section 38, Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

15. The development shall be carried out in accordance with the approved plans numbered:
- 40197/002 A - House Type A
 - 40197/003 A - House Type B
 - 40197/004 B - House Type C
 - 40197/005 B - House Type C1
 - 40197/006 A - House Type D
 - 40197/007 B - House Type E
 - 40197/008 B - Proposed Street Elevations and
 - 40197/009 B - Proposed Site Plan received on 1 July 2015.

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

12. PLANNING APPLICATION WP/15/00462/FUL – 2 KINGS STREET AND 1B GEORGE STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00462/FUL, for a change of use of the land at the corner of Kings Street and George Street, proposing the erection of 2 no one bed flats, a bedsit and the refurbishment of a single storey building to the rear (1B George Street) to form one bedroomed flat – re-submission at 2 Kings Street and 1B George Street for Mr S 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 the planning application be approved 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 and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

A similar planning application for the site had been presented to the committee at a previous planning meeting and members were interested to know how the application differed from the previous one. It was then proposed by Councillor Griffiths that the application be deferred to enable a site inspection to be arranged. This was seconded by Councillor Maguire.

On being put to the vote, the motion to defer the application for a site inspection was unanimously agreed.

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

13. PLANNING APPLICATION WP/15/00463/FUL – 90 DENINGTON ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00463/FUL, for a change of use of the existing industrial unit from Class B1 Use (Light Industrial) to Class B2 Use (General Industrial) – noise assessment and additional information received 07/08/2015 at 90 Denington Road, Wellingborough for Crosby Composites 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 the planning application for a change of use be approved subject to the conditions set out in the report and also to the inclusion of the additional conditions received from Environmental Protection, in the late letters' list.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

Members unanimously welcomed the application to the Borough and the employment the business would bring to the town.

With regard to the conditions from Environmental Protection, clarification referring to the noise rating level of 40 dB, was requested by a member. Clarification would be sought.

It was proposed by Councillor Griffiths and seconded by Councillor Aslam that the planning application for a change of use be approved.

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

RESOLVED that the planning application for a change of use be approved subject to the following conditions:

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

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

2. This consent is based on the layout plan received 17 July 2015.

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

3. All deliveries to the rear Goods In/Goods Out loading areas shall be restricted to 08.00 hours to 18.00 hours Monday to Friday, 09.00 hours to 14.00 hours on Saturdays and at no times on Sundays or Bank Holidays.

Reason: In the interests of residential amenity.

4. All deliveries of Heavy Goods vehicles shall be restricted to 08.00 hours to 18.00 hours Monday to Friday, 09.00 hours to 14.00 hours on Saturdays and at no times on Sundays or Bank Holidays.

Reason: In the interests of residential amenity.

5. No external plant, machinery or ducting systems shall be located on the western façade of the building.

Reason: In the interests of protecting residential amenity.

6. When calculated in accordance with BS4142:2014, noise from fixed plant and equipment shall not exceed a rating level of 40 dB at any nearby residential premises.

Reason: In the interests of protecting residential amenity.

14. COUNTY COUNCIL APPLICATION

1. WP/15/00472/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00472/CRA, for the erection of two industrial buildings, open storage bins/bays and an ancillary building and WCs, for processing of waste wood at 3 – 4 Bevan Close, Wellingborough for Mr D McEwan for Larner Timber Recycling 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 raised.

15. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/15/00369/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00369/EXT, for a full application with EIA: Construction of Wold Lodge solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Wold Lodge Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 29/07/2015, subject to conditions.

RESOLVED to note that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

2. WP/15/00370/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00370/EXT, for a full application with EIA, Construction of Top Lodge solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling,

CCTV, fencing and landscaping at Top Lodge Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 29/07/2015, subject to conditions.

RESOLVED to note that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

3. WP/15/00371/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00371/EXT, for a full application with EIA: Construction of Burton Spinney solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Burton Spinney Burton Wold Farm, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 29/07/2015, subject to conditions.

RESOLVED that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated.

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

4. WP/15/00372/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00372/EXT, for a full application with EIA: Construction of Windmill solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Windmill Farm, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 30/07/2015, subject to conditions.

RESOLVED to note that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated.

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

5. WP/15/00373/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00373/EXT, for a full application with EIA: Construction of Bryant Field solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CTV and landscaping at Bryant Field Wold, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 30/07/2015, subject to conditions.

RESOLVED that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array;

Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

6. WP/15/00374/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00374/EXT, for a full application with EIA: Construction of Latimer solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Latimer Solar Park, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 03/08/2015, subject to conditions.

RESOLVED that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

7. WP/15/00375/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00375/EXT, for a full application with EIA: Construction of Wold Cottage solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Wold Cottage Farm, Wold Road, Burton Latimer for First Renewable.

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 application was approved by Kettering Borough Council on 31/07/2015 subject to conditions.

RESOLVED that no objection be raised to the proposed development, subject to Kettering Borough Council satisfying themselves that the following matters have been satisfactorily assessed and mitigated:

1. Cumulative landscape visual amenity impacts, with reference to:-

1.1. WP/14/00368/FUL; Installation of a 10MW solar farm and associated infrastructure; Mears Ashby.

1.2. WP/14/00359/FUL; Construction of a ground-mounted solar farm with associated works; Little Harrowden.

1.3. WP/14/00218/FUL; Installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kW solar pv array; Isham.

1.4. WP/2014/0100; Solar panels - Siting of 20kw ground mounted solar system; Bozeat.

1.5. WP/2013/0666; A 92kWp ground mounted solar photo voltaic array; Sywell.

1.6. WP/2013/0372/FM; Temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure; Great Doddington.

2. Construction traffic routing and management.

8. WP/15/00419/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00419/EXT, for a non-material amendment to planning permission 13/00097/WASVOC, to extend the end date to import and process municipal solid waste by a further nine months, at Mick George Limited Waste Transfer Station, Lower Ecton Lane, Great Billing for Mr J Gough.

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 application was approved by Northamptonshire County Council on 31/07/2015, subject to conditions.

RESOLVED that no objection be raised.

9. WP/15/00497/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00497/EXT, for a non-material amendment to planning permission 14/00096/WASFUL, for amended site layout at Great Billing Waste Transfer Station, Lower Ecton Lane, Northampton for Mick George 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 application was approved by Northamptonshire County Council on 07/08/2015 subject to conditions.

RESOLVED that no objection be raised.

16. 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 4), be noted.

17. TREE PRESERVATION ORDER – 3 RECTORY LANE, ORLINGBURY

The annexed circulated report of the Head of Planning and Local Development was received, to consider the objections which had been made to the Borough Council of Wellingborough (3 Rectory Lane, Oringbury) Tree Preservation Order 2015.

It was proposed by Councillor Bell and seconded by Councillor Hallam that the Tree Preservation Order be confirmed protecting the Thuja and the Yew. If a request was received to reduce the size of the trees this should be approved by the landscape officer.

RESOLVED that the Tree Preservation Order should be confirmed.

18. PLANNING APPEAL DECISION

RESOLVED to note the annexed circulated decision letter dated 14/08/2015, in respect of an outline planning application for a development of up to 75 dwellings, with associated access and all other matters reserved, at Easton Lane, Bozeat, which was dismissed.

Chairman

The meeting closed at 8:41 pm.

COUNCIL MEETING – 13 OCTOBER 2015
REPORT OF THE LICENSING SUB-COMMITTEE

5 August 2015

Present: Councillors Simmons (chairman), Bell and V Waters.

Also present: Miss S Lyons, Solicitor District Law, Mrs A Wilcox, Principal Health Protection/Licensing Manager, and Mrs C A Mundy, Democratic Services Officer.

(The hearing commenced at 9.30am.)

1. APPOINTMENT OF CHAIRMAN

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

2. APPLICATION FOR A PRIVATE HIRE DRIVER'S LICENCE

The chairman welcomed the applicant to the sub-committee and introduced those present to him.

RESOLVED that the press and public be excluded from the meeting during consideration of the following 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.

The exempt circulated report of the Head of Planning and Local Development was received in relation to an application for a private hire driver's licence for Mr T.

The Principal Health Protection/Licensing Manager explained that relevant information had come before the authority from the Disclosure and Barring Service which may affect the committee's decision on whether the applicant was a fit and proper person to hold a private hire drivers licence. The committee was informed of the details within the enhanced disclosure.

The chairman asked the applicant if he wished to address the sub-committee. He explained how the incidents referred to in the enhanced disclosure had occurred and produced evidence that he had passed driving tests in 2009 and 2011. His licence had been returned in 2013 and there had been no further incidents.

The chairman adjourned the sub-committee meeting at 9.50am.

The sub-committee was reconvened at 10am and the chairman asked the council's solicitor to read out the decision.

RESOLVED that:

- (i) a private hire driver's licence be granted for a period of 12 months;
- (ii) should any further offences be committed these would be brought before the committee immediately for consideration.

The applicant left the meeting.

3. APPLICATION FOR A PRIVATE HIRE DRIVER'S LICENCE

(The hearing commenced at 10.10am.)

The chairman welcomed the applicant Mr K to the sub-committee and introduced everyone present to him.

RESOLVED that the press and public be excluded from the meeting during consideration of the following 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.

The Principal Health Protection/Licensing Manager explained that relevant information had come before the authority following a medical examination by the applicant's GP. The issues raised were presented to the sub-committee.

The applicant was given the opportunity to address the sub-committee. He considered that his health issues were now improving but accepted that it had not been 12 months since these improvements had taken place. He explained what had been the initial cause of his problems and how he was working to make improvement to his health on a daily basis.

Some points and questions were raised for the purpose of clarification.

The chairman adjourned the meeting at 10.25am.

The meeting was reconvened at 10.40am.

The chairman asked the council's solicitor to read out the decision.

RESOLVED that the application for a private hire driver's licence be refused.

The chairman explained that the applicant had a right of appeal if he wished.

The applicant left the meeting.

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

(The hearing commenced at 11am.)

The chairman welcomed the applicant, Mr C, and his wife to the sub-committee and introduced everyone present to them.

RESOLVED that the press and public be excluded from the meeting during consideration of the following 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.

The Principal Health Protection/Licensing Manager explained that the licence holder had held a licence since 2014 which was due to expire at the end of September 2016. The licence holder had received a simple caution from the police following an incident with another driver at the station. Further complaints had been received of which members were informed. The sub-committee was being asked to decide whether the licence holder remained a 'fit and proper' person to hold a hackney carriage driver's licence following the above complaints.

The chairman allowed the licence holder and his wife to address the sub-committee and explained what had happened. The chairman adjourned the sub-committee for 10 minutes to allow the applicant's witness to attend.

The meeting was reconvened and the chairman asked the witness questions to which he responded.

The chairman adjourned the meeting at 11.55am.

The chairman reconvened the meeting at 12.25pm.

The chairman asked the council's solicitor to read out the decision.

RESOLVED that the licence would not be suspended or revoked.

The chairman closed the meeting at 12.40pm.

