COUNCIL MEETING – 1 DECEMBER 2015

REPORT OF THE PLANNING COMMITTEE

7 October 2015

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

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

(Councillor Carr attended the meeting as an observer).

1. APOLOGIES FOR ABSENCE

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

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:

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<tr>
<th>Councillor</th>
<th>Minute No</th>
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<td>Other - close friend of applicant (Mr C Armstrong)</td>
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<td>Hallam</td>
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<td>WP/15/00381/FUL</td>
<td>Other – knows people who live in South Street and Green Lane</td>
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<td>Lawman</td>
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<td>WP/15/00127/OUT</td>
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<td>Lawman</td>
<td>11</td>
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3. CONFIRMATION OF MINUTES – 9 SEPTEMBER 2015

RESOLVED that the minutes of the meeting held on 9 September 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, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

(Councillor Ekins left the meeting during the following application having declared an other interest).

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

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00127/OUT, for an outline planning application with all matters reserved except for access, for the development of land for residential purposes, to provide up to 102 residential dwellings, with associated vehicular access onto Northampton Road, open space, creation of footpath and biodiversity mitigation (Environmental Statement has been submitted) on land adjacent 199 Northampton Road, Wellingborough for Hampton Brook 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 refused for the reasons set out in the report.

The application had been deferred at the Planning Committee meeting held on 09/09/2015 for the site viewing group to visit the site.

The Site Viewing Group visited the site on 06/10/2015 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 local resident, 2 supporters, the applicant and Councillors Allebone, Anslow, Scanlon and Skittrall. (One of the objectors, a local resident and Councillor Allebone were unable to attend the meeting).

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 about traffic, highway and access issues, increased foot-fall through the Wilby Way estate and the environmental impact and loss of open space and mature trees. One of the supporters welcomed the development for more affordable housing. The applicant stated the application would restore the landscape in nature conservation terms and associated habitats for wildlife.
Members commented that the development would be against Council policy, considered the site should be retained as a green infrastructure corridor, with mature landscaping in places and were concerned about the loss of open space and whether the remaining strip of land with enhanced biodiversity was wide enough in proximity with the built up area, recognising that the submitted layout was indicative. There were queries as to whether or not the biodiversity measures could be adequately monitored and enforced in reality, and concerns over some of the details of the indicative drawing (such as fencing) were voiced. It was considered that the policy designations associated with open space and green infrastructure and their strategic importance outweighed the need to develop the site for housing.

Councillor Griffiths proposed an amendment to amend reason 1 of the refusal reasons to alter the wording, strengthening the importance of the site as a Green Infrastructure corridor.

(During the debate Councillor Scarborough arrived at the meeting).

It was proposed by Councillor Griffiths and seconded by Councillor Maguire that the planning application be refused and the refusal reasons be amended as proposed by Councillor Griffiths.

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

(Due to Councillor Scarborough arriving late, due to unforeseen circumstances, he was unable to vote on the application as he was not been present for the whole debate. Councillor Scarborough asked that this be recorded in the minutes).

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

1. The proposed development, by reason of its location and scale would represent unsustainable development that would lead to the irretrievable loss of Environmentally Important Open Space and an Important Amenity Area. In the absence of any material considerations of sufficient weight the proposed development is therefore considered to be in conflict with saved Policies G19 of the (Environmentally Important Open Space) and L5 (Important Amenity Areas) of the Borough Council of Wellingborough Local Plan (adopted 1999 and alteration adopted 2004).

2. The site is located within a green infrastructure corridor and as such the proposal conflicts with Policy 5 of the 2008 Core Spatial Strategy and Policy 19 of the North Northamptonshire Joint Core Strategy 2011-2031 (submission version) which states that development should be managed to secure a net gain in green infrastructure through establishing multi-functional greenspaces within the GI network, provide new wildlife habitat facilities and routes to enhance assets and the linkages between them, and safeguard green infrastructure corridors by not permitting development that compromises their integrity. In addition, the proposal conflicts with Policy 13 (o) of the 2008 Core Spatial Strategy and Policy 3 of the North Northamptonshire Joint Core Strategy 2011-2031 (submission version) which seek to preserve and enhance landscape
character, environmental assets and biodiversity. The proposal also conflicts with Policy 8 (a) (iii) which seeks to improve or create open green spaces which tie into the wider network of public green spaces that respond to place shaping principles and routes to allow for movement across the settlement through its green infrastructure.

3. The proposed development by reason of its location and scale would represent unsustainable development that would lead to the irretrievable loss of a Nature Conservation Value, and in the absence of any material considerations of sufficient weight the proposed development is therefore considered to be in conflict with saved Policy G18 (Site of Nature Conservation Value) of the Borough Council of Wellingborough Local Plan (adopted 1999 and alteration adopted 2004) and in conflict with Policy 13 (o) (General Sustainable Development Principles) of the North Northamptonshire Core Spatial Strategy.

(Councillor Ekins returned to the meeting).

6. **PLANNING APPLICATION WP/15/00381/FUL – LAND ADJACENT 16 SOUTH STREET, ISHAM**

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00381/FUL, for the erection of a 3 bedroom chalet style bungalow (outline planning permission ref WP/2013/0299) and temporary siting of a mobile home for six months – amended plans on land adjacent 16 South Street, Isham for Mr D Collings.

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 06/10/2015 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 Isham Parish Council.

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 felt the proposal was overdevelopment of the site resulting in loss of amenity to neighbours with a detrimental effect on the street scene. It would also bring loss of light and overshadowing to The Brambles in Green Lane. Concerns were also raised about the access when there was already a shared drive with 16 South Street, which could be utilised rather than forming a new access onto a narrow road to the side. A smaller bungalow, perhaps with two bedrooms with a lower roof and smaller footprint would be more favoured for the site.
It was proposed by Councillor Hallam and seconded by Councillor Ward that the planning application be refused.

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

**RESOLVED** that the proposal would result in an adverse effect upon residential amenity to surrounding properties by reason of overdevelopment, overshadowing and loss of outlook. As a result the proposal is considered to be out of scale and character with the surrounding area, adversely affecting the street scene as a result of its design, bulk and massing. As such it is contrary to Policy 13 (h) and (l) 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.

7. **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 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, Wellingborough 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.

The Site Viewing Group visited the site on 06/10/2015 and a record of the visit was set out in the circulated notes.

Members felt the proposal would overlook the owners of 1A George Street/37 Havelock Street and 35 Havelock Street, particularly from the habitable rooms on the top floor and direct overlooking from the kitchen window. Whilst there has been a reduction in height from the previous scheme of 1 metre, the bulk and massing of the structure could still cause loss of amenity to adjoining occupiers. It may be possible to re-design this scheme so that a smaller development, perhaps 2 stories could remove the detriment to neighbours, but at present the scheme is still not acceptable. This is a particularly important and prominent site and it is essential that the right scheme is approved.

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

On being put to the vote, the motion was unanimously carried for refusal.
RESOLVED that the planning application be refused for the following reasons:

1. The proposed flats by virtue of their location, scale and massing on this restricted plot is considered to be an overdevelopment of the site as it would appear as a visually discordant feature in 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 flats due to the height and location and restricted amenity space would be detrimental to the amenities of the occupiers of neighbouring properties in terms of overlooking. This is considered contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy and the National Planning Policy Framework which requires development not to adversely affect the amenities of neighbouring occupiers.

8. PLANNING APPLICATION WP/15/00465/FUL – LAND ADJACENT 43 PRINCESS WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including later letters, on planning application WP/15/00465/FUL, for the erection of a two storey detached house and associated works – amended and additional plans on land adjacent 43 Princess Way, Wellingborough for Mr D Brown.

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

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

(Councillor Carr arrived at the meeting as an observer).

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

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 considered the proposal was overdevelopment of the site, would have a detrimental effect on 64 St Andrews Crescent and also on the street scene. It was also felt that a precedent could be set for similar sites in the area given that the estate is comprised of numerous corner plots with generous amenity space. Development of this site could set a dangerous precedent that would encourage similar developments and erode these corner plots and reduce the space between buildings, adversely affecting the character of the estate as designed.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be refused.
On being put to the vote, the motion was carried by 9 votes.

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

1. The proposal would be an incongruous feature in the street scene by way of its irregular location and its prominent elevated position and would be harmful to the appearance of the area, contrary to Policy 13 (I) of the North Northamptonshire Core Spatial Strategy.

2. The proposal would detrimentally affect the amenities of the neighbouring residential occupiers by way of: loss of light, loss of privacy and harmful massing effect, contrary to Policy 13 (I) of the North Northamptonshire Core Spatial Strategy.

**9. PLANNING APPLICATION WP/2010/0347 – AREA 16 IRTHLINGBOROUGH ROAD, STANTON CROSS, WELLINGBOROUGH**

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2010/0347, for an application for approval of reserved matters pursuant to outline planning permission WP/2004/0600/O (granted 09/08/2004) – additional documentation and amended plans received 21/07/2015 – further amended plans received 14/08/2015 and 19/08/2015 for Area 16, Irthlingborough Road, Stanton Cross, Wellingborough for Bovis Homes Limited.

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

The Head of Planning and Local Development recommended that the planning application be approved subject to the conditions set out in the report and to the reserved matters relating to layout, scale, external appearance, means of access and landscaping are hereby approved.

The Chairman announced that he was delighted that we were now talking about the details for Stanton Cross.

As part of the Council’s Constitution there is a threshold that allows for delegated powers to be given to the Head of Planning and Local Development to deal with the application. Due to an objection by Finedon Parish Council the application was brought before the committee.

A member suggested that members of the committee be given an informal briefing on Stanton Cross, as an overview, since the outline approvals were made some time ago. Several members welcomed the suggestion. The Head of Planning and Local Development was happy to arrange for this.

It was proposed by Councillor Morrall and seconded by Councillor Griffiths that the planning application be approved, together with the rewording of conditions 3 and 4, as stated in the late letters’ list, and circulated at the meeting.

On being put to the vote, the motion was carried by 7 votes.
RESOLVED that the planning application be approved subject to the following conditions and to the reserved matters relating to layout, scale, external appearance, means of access and landscaping are hereby approved:

1. The development shall be carried out in accordance with the approved plans.
   1) Location Plan 17410/1008C
   Planning Layout 17410/1007J
   Boundary Treatment Plan 17410/1009D
   Edge Typology Plan 17410/1011C
   Tracking Layout 17411 1092B
   Preliminary Levels & Drainage Layout 17411 1152C & 1153B

   Proposed Landscaping Details 1316 01A, 02A & 03

   House Types (Market):
   P202 17410/100 & 101
   P302 (& V1) 17410 102A
   P303 & P303DET (& V1) 17410/103 & 104
   P306 17410/105
   P308 17410/106
   P401 (& V1) 17410/107
   P403 (& V1) 17410/108A
   P404 17410/109B
   P409 17410/110
   P410 17410/111
   P502 17410/112A
   P503 17410/113A
   P503V1 17410/114C
   P506 17410/115A
   P508 17410/116B
   PF01 17410/117
   PF01V1 17410/118A
   Block of Apartments (SA2) 17410/119A & 120

   House Types (Affordable):
   S241 17410/121
   S351 17410/122
   S461 17410/123

   Ancillary Details:
   Garage & Car Port Details 17410/124D
   Street-Scenes 17410/125G

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

2. This approval relates to the submitted samples for all external facing and roofing materials and identified on plan ref 17410/1010G.

   Reason: In the interests of amenity.
3. The site shall be landscaped and planted with trees and shrubs in accordance with the submitted scheme and shall be implemented concurrently with the development and not later than the first planting season following the substantial completion of the development.

Reason: In the interests of visual amenity.

4. 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: In the interests of visual amenity.

10. PLANNING APPLICATION WP/15/00510/REM – AREA 15 BOVIS, OFF IRTHLINGBOROUGH ROAD, IRTHLINGBOROUGH ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00510/REM, for a reserved matters application pursuant to outline planning permission ref WP/2004/0600, to determine appearance, landscaping, layout and scale for the erection of 230 dwellings for residential use along with all roads, sewers, garages, open space, landscaping and all ancillary works for Area 15 Bovis, off Irthlingborough Road, Irthlingborough Road, Wellingborough for Bovis Homes (Central) 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 condition set out in the report and the reserved matters relating to layout, scale, external appearance, means of access and landscaping are hereby approved. It is advised that the remaining conditions imposed on the outline planning consent WP/2004/0600 remain relevant to the approval.

It was proposed by Councillor Griffiths and seconded by Councillor Maguire that the planning application be approved, together with the rewording of conditions 3 and 4, as stated in the late letters’ list, and circulated at the meeting.

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

RESOLVED that the planning application be approved subject to the following conditions and the reserved matters relating to layout, scale, external appearance, means of access and landscaping are hereby approved. It is advised that the remaining conditions imposed on the outline planning consent WP/2004/0600 remain relevant to the approval:
1. The development shall be carried out in accordance with the approved plans ref: Location Plan 17410/1014
Planning Layout 17410/1013C
Boundary Treatment Plan 17410/1015A
Materials Layout 17410/1016A
Edge Typology Plan 17410/1017A
Tracking Layout 17411/1091
Preliminary Levels & Drainage Layout 17411/1150 & 1151

Landscaping:
Proposed Landscaping Details 1316 04

House Types (Market):
P202 17410/126 & 127
P302 V1 (& V2) 17410 128
P303 (& V1) & P303DET (& V1) 17410/129 & 130
P306 17410/131
P308 17410/132
P401 (& V1) 17410/133A
P403CT V2 (& V3) 17410/134A
P404 17410/135
P409 17410/136A
P502 17410/137
P503VT1 17410/148B
P506 17410/139
P508 17410/140
PF01 17410/141A
PF01V1 17410/149A
PF01V2 17410/153
Block of Apartments 17410/146A & 147A
P403 V1 17410/152

House Types (Affordable):
S241 17410/142A
S351 17410/143A
S461 17410/144A
1 Bed Maisonette 17410/145

Ancillary Details:
Garage & Car Port Details 17410/124D
Street-Scenes 17410/150 & 151

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

2. This approval relates to the submitted samples for all external facing and roofing materials and identified on plan ref: 17410/1016A

Reason: In the interests of amenity.

3. The site shall be landscaped and planted with trees and shrubs in accordance with the submitted scheme and shall be implemented
concurrently with the development and not later than the first planting season following the substantial completion of the development.

Reason: In the interests of visual amenity.

4. 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: In the interests of visual amenity.

5. No development shall take place until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

A demonstration that the outlined drainage strategy is able to mimic original run-off rates from the site across a range of storm events with an allowance for long-term storage. E.g. QBAR, 3.3% (1 in 30), 1% (1 in 100), 1% (1 in 100) plus climate change; or discharge is limited across all events to the flow predicted by the QBAR event.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 13 (q) of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

6. No development shall take place until a detailed scheme for the maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the local planning authority and the maintenance plan shall be carried out in full thereafter.

Reason: To ensure the future maintenance of drainage systems associated with the development.

11. 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.

Requests to address the meeting had been received from a representative on behalf of the applicant and County Councillor Coombe.

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

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

**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 S51 of the Planning and Compulsory Purchase Act 2004.

2. This consent is based on drawing SCH/106/2015/01 Rev B received 01 July 2015.
   
   Reason: To ensure that the development is carried out in accordance with the approved plans.

12. **PLANNING APPLICATION WP/15/00473/FUL – 203 WELLINGBOROUGH ROAD, IRCHESTER**

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00473/FUL, for the proposed demolition of defective bungalow and erection of a replacement dwelling – amended plans at 203 Wollaston Road, Irchester for Mr M 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 approved subject to the conditions set out in the report.

Councillor Maguire considered the proposal to be out of character due to its size in relation to bungalows in that area and proposed that the application be deferred for a site inspection to be arranged. This was seconded by Councillor Griffiths.

On being put to the vote, the motion to defer the application for a site inspection was unanimously carried.
RESOLVED that the planning application be deferred to enable a site inspection to be arranged.

13. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/15/00543/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00543/CRA, for a S73 application: Variation of Conditions 18 (Code for Sustainable Homes, 19 (Lifetime Homes) of KE/2013/0695, in respect of code levels on parcels R23 and R26 Cranford Road, Barton Seagrave for My Lord Persimmon 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.

RESOLVED to note that no objection be raised.

2. WP/15/00552/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00552/EXT, for the construction of a solar development to generate renewable electricity, to include the installation of solar panels, underground cabling, inverter/transformer stations, DNO and client sub-station, spare parts container, landscaping and other associated works including connection to the electricity distribution network at Hyde Farm, Warrington Road, Olney for Mrs J Cook.

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.

3. WP/14/00376/EXT – FOR INFORMATION

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00376/EXT, for an Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sq m), Class A4 public house (up to 650 sq m), Class C2 care home (up to 2,800 sq m), Class D1 day nursery (up to 465 sq m), Class D1 medical centre (up to 750 sq m), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sq m), Class B1(c) light industry (up to 5,000 sq m); a new primary school (up to 3,150 sq m): public open space provision to include outdoor sports pitches, allotments and children’s play space; structural landscape planting; associated infrastructure, including drainage features and access at Overstone Leys, Overstone Lane, Overstone for Barratt Developments plc.
The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note that this was approved by Daventry District Council on 27/08/2015, subject to conditions.

14. 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.

Chairman

The meeting closed at 9:29 pm.