

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 disposal
- shall 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/15/00417/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00417 /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/15/00416/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00416/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.