

COUNCIL MEETING – 17 OCTOBER 2017

REPORT OF THE PLANNING COMMITTEE

5 July 2017

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Hallam, G Lawman, Lloyd, Maguire, Stevenson and York.

Miss J Thomas (Director), Ms M Simmons, (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 Ekins attended the meeting as a speaker and Councillor Griffiths as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Graves and Scarborough.

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
Aslam	6	WP/17/00181/FUL	Other – Director Wellingborough Homes
Lawman	6	WP/17/00181/FUL	Other – Director on Wellingborough Homes Board
	11	WP/17/00312/FUL	Other – aware of an acquaintance and supporter of the application
Lloyd	6	WP/17/00181/FUL	Other – Director - Wellingborough Homes
Morrall	9	WP/17/00277/FUL	Registerable – involved with District Scouts

3. CONFIRMATION OF MINUTES – 31 MAY 2017

RESOLVED that the minutes of the meeting held on 31 May 2017, be confirmed and signed.

The chairman referred members to the late letters' list in relation to an appeal decision letter from the Planning Inspectorate that had been received relating to land adjacent to the rear of Tithe Barn, 75A High Street, Irchester, which would be noted with the other appeals listed on the agenda.

4. REPORT OF THE DIRECTOR

RESOLVED that the annexed circulated report of the director, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

5. PLANNING APPLICATION WP/16/00566/FUL – 44 & 46 CROYLAND ROAD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/16/00566/FUL, for the demolition of numbers 44 and 46, erection of 17 apartments comprising 11 no 2 bedroom and 6 no 1 bedroom apartments, associated parking and landscaping. Additional information at 44 and 46 Croyland Road, Wellingborough for Kaby 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 report recommended to delegate to the director to approve, subject to the conditions set out in the report and following the completion of a s106 agreement.

The site viewing group visited the site on 04/07/2017 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 2 objectors and Councillor Ekins (ward councillor).

The chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification.

The objectors had concerns about traffic congestion, inadequate parking for 17 apartments and lack of parking in that area. A comment was made that a row of small town houses would be more appropriate and felt the proposal was out of scale and out of keeping. Concerns were also raised about car damage and theft on that road. It was suggested that a survey in relation to traffic and pedestrians be carried out as concerns were raised about pedestrians crossing the road, in particular the disabled from the newly built accommodation in Croyland Road/Monks Way, and also the elderly and school children.

Councillor Ekins spoke in support of the application stating that it was no longer viable as a business premises. He added that the proposal adhered to policy 8 of the North Northamptonshire Joint Core Strategy. He commented that the proposal had 17 car parking spaces, a bike storage, was close to shops, a supermarket, a bus service and the town centre nearby. He also stated that this type of starter home in the town was in great demand for young people.

The chairman then invited the committee to determine the application.

Members welcomed the scheme and felt it matched well with the development on the corner of Croyland Road/Monks Way. It was shielded by trees from the park and, for its location, had adequate parking and was well connected near the town centre which had a choice of more sustainable modes of transport with nearby amenities.

Councillor Lawman would prefer to see the left hand elevation to the proposal as you face the property having a hipped roof rather than a gable end as everything else was hipped. He also had concerns about the mix of properties with the affordable housing included in the proposal. The chairman confirmed that it would be contrary to policy not to include affordable housing.

Measures to improve accessibility for wheelchair users and pedestrians at the entrance to the site would be welcomed. Dropped kerbs would be welcomed either side of the crossing to make it easier for wheelchair users and pedestrians.

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

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

RESOLVED to delegate to the director to approve subject to the following conditions and following the completion of a s106 agreement:

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 plan ref KAB021/OL/001 rev c deposited with the local planning authority on the 14 September 2016.

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

3. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by DSA dated May 2017) have been 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 details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and policy 5 of the Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

4. No development shall take place until a scheme for the maintenance and upkeep of the surface water drainage system proposed for that development site has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. The maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To ensure the future maintenance of drainage systems associated with the development and to comply with policy 5 of the North Northamptonshire Joint Core Strategy.

5. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

6. Prior to construction, the developer shall undertake:
 - a) A preliminary risk assessment; should the preliminary risk assessment identify the need for further investigation,
 - b) A site investigation scheme to provide a detailed assessment of the risk to all receptors, including off site receptors.
 - c) A remediation proposals based on the results of the site investigation and risk assessment in b) above giving full details of remediation required.

The preliminary risk assessment, site investigation and remediation proposals shall be agreed with the local planning authority. On completion of the remediation but before the site is first occupied the

developer shall;

d) Provide a verification report to demonstrate the completion of the works set out in the agreed remediation proposals in c) above.

Reference shall be had to Environment Agency Guide CLR11 Model procedures for the management of land contamination available at <https://www.gov.uk/government/publications/managing-land-contamination>

Reason: In order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the Joint Core Strategy.

7. Prior to the commencement of any demolition on site a 'demolition method statement' shall be submitted to, and approved by, the local planning authority. The method statement should include details of the following-
- haulage routes
 - a demolition or refurbishment asbestos survey
 - likely noise levels to be generated from plant
 - details of any noise screening measures
 - proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
 - where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded.
 - likely dust levels to be generated and any screening measures to be employed
 - proposals for monitoring dust and controlling unacceptable releases such as asbestos
 - wheel washing facilities and facilities for discharging the water

Reason: In order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

8. No development shall take place until a site specific 'construction environmental management plan' has been submitted to and 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 hours of 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 order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the Joint Core Strategy.

9. The development hereby approved shall incorporate measures to minimise the risk of crime and meet specific security needs of the site. The security measures shall achieve the secured by design accreditation awarded by Northamptonshire police. Written confirmation of these measures is to be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented prior to the completion of the development.

Reason: In the interests of security and reducing the risk of crime in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy

10. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved in writing by the local planning authority before construction commences. 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: In the interests of visual amenity and to comply with policy 8 (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

6. PLANNING APPLICATION WP/17/00181/FUL – LAND REAR OF 74 TO 79 FULMAR LANE, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00181/FUL, for affordable housing development for 10 dwellings (6 no 1 bedroom / 3 no 2 bedroom / 1 no 3 bedroom) - Amended Layout, Elevations and Description on land rear of 74 to 79 Fulmar Lane, Wellingborough for Mr R Samrai.

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

The site viewing group visited the site on 04/07/2017 and a record of the visit was set out in the circulated notes.

The chairman then invited the committee to determine the application.

Members welcomed the application for more properties, it mirrored what was already on the site and the proposal included some parking. The only concern members had was the safe pedestrian crossing from the site over to Kestrel Lane which was to be used as an access for the proposal. There is also no footpath on the western side which means everyone from Kestrel Lane has to cross the road to use the footpath opposite. Councillor Lawman had contacted County Highways for clarification. He confirmed there was a very faint dotted line which shows the access, just on the edge of the radius of the roadway. He also commented that the hedge in that location appeared to finish in a different position.

Members agreed that officers clarify the dimensions of the safe pedestrian crossing point and the access and asked that this be conditioned.

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

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

RESOLVED that the planning application be approved subject to the following conditions and the inclusion of a condition in relation to officers clarifying the dimensions of the safe pedestrian crossing point and the access:

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. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

3. No development shall take place until details of finished ground floor levels for each dwelling and finished ground levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. All existing trees, woodlands and hedgerows to be retained as shown on RJ Tree Services Ltd drawing number 01 Rev 2 received on 19th June 2017 (Arboricultural Survey Constraints and Protection Plan) shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Method Statement in RJ Tree Services Ltd, Arboricultural Survey & Impact Assessment Report dated June 2017 shall be adhered to throughout the construction process. The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in levels, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site. Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 3 (d) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby permitted details of the proposed bicycle parking shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. No dwelling hereby permitted shall be occupied until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans has/have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

7. No dwelling hereby permitted shall be occupied until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. No development shall take place until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the local planning authority. The scheme shall include the incorporation of roosting opportunities for bats and the installation of bird nest boxes/bricks and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (b) (c) of the North Northamptonshire Joint Core Strategy.

9. No development shall take place above slab level until samples and trade descriptions of the materials to be used in the areas of hardstanding within the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

10. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The approved boundary treatment shall be erected before the occupation of each associated plot or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. No development shall take place including any works of demolition until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include site procedures to be adopted during the course of construction including:
- working hours;
 - procedures for emergency deviation of the agreed working hours;
 - routes for construction traffic;
 - method of prevention of mud being carried onto highway;
 - location of site compound;
 - lighting and security;
 - control of dust and other emissions;
 - proposed temporary traffic restrictions;
 - parking of vehicle of site operatives and visitors.

The development shall be carried out in accordance with the approved CEMP.

Reason: To ensure there is adequate mitigation measures in place and in the interests of amenities of existing and future residents in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; include four replacement semi-mature tree for the trees which are to be removed; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; public open space/ public park furniture, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, including any retained trees on site as part of the landscaping scheme, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and

quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

13. No development shall take place until a scheme and timetable detailing the provision of a mix of affordable housing to meet the housing needs of Wellingborough has been submitted to and approved in writing by the local planning authority. The affordable housing and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate affordable housing provision is made on site for affordable housing in accord with policy 30 of the North Northamptonshire Joint Core Strategy.

14. The development shall be carried out in accordance with the following drawing numbers:

W219 P01 Rev B (Site Location Plan Scale 1:1250) received on 16th June 2017;

W219 P03 Rev L (Proposed Site Layout) received on 4th July 2017;

W219 P04 Rev K (Street Elevations) received on 16th June 2017;

W219 P05 Rev A (GA Plans and Elevs - 1B 2P Semi Brick) received on 23rd May 2017;

W219 P06 Rev C (GA Plans and Elevs - 2B 4P (3H) Brick) received on 16th June 2017;

W219 P08 Rev B (GA Plans and Elevs - 1B 2P (4H) Brick) received on 16th June 2017;

W219 P09 (GA Plans and Elevs - 3B 5P (1 H) received on 13th June 2017;

Arboricultural Survey Constraints & Protection Plan 01 Rev 2 received 19th June 2017;

5823-01 Rev A (Vehicle Tracking) received on 23rd June 2017;

W219 SK04 (Proposed vehicular entrance detail) received on 19th June 2017.

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

15. Prior to the first occupation of the dwelling hereby permitted 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 interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed first floor bathroom window in the eastern side elevation of plot 7 shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the Pilkington range of Textured Glass or equivalent. The window shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

17. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by BCAL Consulting dated June 2017) have been 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 details of:

- i) BRE 365 Infiltration tests;
- ii) Designs, diameters, invert and cover levels, gradients, dimensions and so on of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required);
- iii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

Reason: To reduce the risk of flooding both on and off site in accordance with the policy 5 of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

18. Prior to the commencement of any construction works details of the new vehicular access onto Nest Farm Road, the associated new footways and the crossings for perambulators shall be submitted to and approved in writing by the local planning authority. The plan shall be to a scale of 1:50, include details of existing trees and hedging to be removed and details of vehicular and pedestrian visibility splays. The approved scheme shall be implemented prior to the first occupation of any dwelling.

Reason: To ensure that the new vehicular access and pedestrian footways to serve the development would not prejudice existing pedestrian safety and provide access for existing and new residents to the wider area and comply with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

7. PLANNING APPLICATION WP/7/00238/FUL – 9 – 10 OXFORD STREET AND WATERLOO YARD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00238/FUL, for a change of use and conversion of approved retail unit, approved under planning ref WP/16/00520/FUL, to a flat and conversion of roof space over to form an additional flat together with associated works at 9 – 10 Oxford Street and Waterloo Yard, Wellingborough for Mr B & J Johal.

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

The chairman then invited the committee to determine the application.

Councillor Lawman raised the point that the rooms did not meet national size standards and would like to see the space standards retained. The planning officer confirmed that the original permitted scheme for this site did not fully comply with the adopted standards but as this had previously been approved this was a material consideration as to whether or not the standards could be strictly enforced in this instance. It was felt that it would be unreasonable to insist on full compliance given the precedent set by the previous approval.

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

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

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. The development shall be carried out in accord with the following plan numbers: 0252-25, 0252-26, 0252-27, 0252-28 sheets 1 - 3, 0252-29, OS plan.

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

3. Before construction of the building 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 protecting the appearance of the Wellingborough Town Centre Conservation Area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy and policy WTC12 of the Wellingborough Town Centre Area Action Plan.

4. Before construction commences a noise survey shall be undertaken. The survey shall include periods for daytime as 0700 - 2300 hours and night-time 2300 - 0700 hours and shall take into account the provisions of BS4142:2014 'Method of rating industrial noise affecting mixed residential and industrial areas' and identify appropriate mitigation measures. All residential units shall be designed so as not to exceed the noise criteria based on current figures by the World Health Organisation Community Noise Guideline Values and BS8233:2014. The proposed mitigation measures shall be submitted to the local planning authority for approval in writing and the approved mitigation measures shall be implemented prior to the first occupation of development and shall be retained thereafter.

Reason: To protect the amenity of the future occupiers of the approved development from unsatisfactory levels of noise in accord with policy 8 of the North Northamptonshire Joint Core Strategy.

5. No works shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation (WSI) and a timetable for that work. The development shall thereafter proceed in accordance with the approved WSI and timetable.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with policy 2 of the North Northamptonshire Joint Core Strategy.

6. In connection with condition no. 5 above and before the development is first occupied the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising of an analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains in accord with policy 2 of the North Northamptonshire Joint Core Strategy.

7. Before construction of the building commences a surface water management strategy shall be submitted to the local planning authority for approval in writing. The development shall thereafter be carried out in accordance with the approved drainage details.

Reason: To prevent environmental and amenity problems arising from flooding in accord with policy 5 of the North Northamptonshire Joint Core Strategy and policy G2 of the Borough of Wellingborough Local Plan.

8. Before the hereby permitted development is first occupied the parking spaces to serve the future residents of the development illustrated on plan number 0252-29 shall be surfaced and made available for the use of the residents of the hereby permitted development.

Reason: To ensure there is an adequate standard of off-road car parking available in accord with policy 8 of the North Northamptonshire Joint Core Strategy.

9. Before construction commences details of the intended crime prevention measures shall be submitted to the local planning authority for approval in writing. The development shall be carried out incorporating the approved measures.

Reason: In the interests of crime prevention in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/17/00244/FUL – 9 – 10 OXFORD STREET AND WATERLOO YARD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00244/FUL, for the construction of two additional flats, flat numbers 12 & 13, further to Planning Approval Ref WP/16/00520/FUL dated 16th November 2016 together with associated works at 9 – 10 Oxford Street, Wellingborough at Mr B & J Johal.

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

The chairman then invited the committee to determine the application.

Councillor Lawman asked that the matter relating to the space standards in minute 7 which also relates to this application, be noted.

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

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

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. The development shall be carried out in accord with the following plan numbers: 0252-30, 0252-31, 0252-32, 0252-33, 0252-34 sheets 1 - 3, 0252-35.

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

3. Before construction of the building 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 protecting the appearance of the Wellingborough Town Centre Conservation Area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy and policy WTC12 of the Wellingborough Town Centre Area Action Plan.

4. Before construction commences a noise survey shall be undertaken. The survey shall include periods for daytime as 0700 - 2300 hours and night-time 2300 - 0700 hours and shall take into account the provisions of BS4142:2014 'Method of rating industrial noise affecting mixed residential and industrial areas' and identify appropriate mitigation measures. All residential units shall be designed so as not to exceed the noise criteria based on current figures by the World Health Organisation Community Noise Guideline Values and BS8233:2014. The proposed mitigation measures shall be submitted to the local planning authority for approval in writing and the approved mitigation measures shall be implemented prior to the first occupation of development and shall be retained thereafter.

Reason: To protect the amenity of the future occupiers of the approved development from unsatisfactory levels of noise in accord with policy 8 of the North Northamptonshire Joint Core Strategy.

5. No works shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation (WSI) and a timetable for that work. The development shall thereafter proceed in accordance with the approved WSI and timetable.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with policy 2 of the North Northamptonshire Joint Core Strategy.

6. In connection with condition no. 5 above and before the development is first occupied the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising of an analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains in accord with policy 2 of the North Northamptonshire Joint Core Strategy.

7. Before construction of the building commences a surface water management strategy shall be submitted to the local planning authority for approval in writing. The development shall thereafter be carried out in accordance with the approved drainage details.

Reason: To prevent environmental and amenity problems arising from flooding in accord with policy 5 of the North Northamptonshire Joint Core Strategy and policy G2 of the Borough of Wellingborough Local Plan.

8. Before the hereby permitted development is first occupied the parking spaces to serve the future residents of the development illustrated on plan number 0252-29 shall be surfaced and made available for the use of the residents of the hereby permitted development.

Reason: To ensure there is an adequate standard of off-road car parking available in accord with policy 8 of the North Northamptonshire Joint Core Strategy.

9. Before construction commences details of the intended crime prevention measures shall be submitted to the local planning authority for approval in writing. The development shall be carried out incorporating the approved measures.

Reason: In the interests of crime prevention in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

(Councillor Morrall left the room for the following planning application having declared a registerable interest and the vice-chairman replaced him in the chair).

9. PLANNING APPLICATION WP/17/00277/FUL – DALE END SCOUT HEADQUARTERS, DALE END CENTRE, CROYLAND ROAD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00277/FUL, for a change of use of scout headquarters from D2 to mixed use to accommodate nursery (use has already started) at Dale End Scout Headquarters, Dale End Centre, Croyland Road, Wellingborough for Mr J Rudge.

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

The chairman then invited the committee to determine the application.

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

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

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

1. The development shall accord with the following drawings:

Site Location Plan Scale 1:1250
JR1 Floor Plan

Reason: To ensure that the development would accord with the approved plans.

2. The use of the building as a children's day nursery shall be restricted to up to 24 children only.

Reason: In the interests of the residential amenities of neighbouring properties and to accord with policy 8 (b) (ii) and (e) (i) of the North Northamptonshire Joint Core Strategy.

(Councillor Morrall returned to the room as Chairman).

10. PLANNING APPLICATION WP/17/00297/FUL – 1 MILLERS PARK, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00297/FUL, for the demolition of a detached garage and proposal for planning permission for a new bungalow and detached garage on land adjacent to 1 Millers Park at 1 Millers Park, Wellingborough for Mr V Harwood.

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

The chairman then invited the committee to determine the application.

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

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

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 VH1 received 4 May 2016 and amended drawing VH2-Acc received 5 July 2016.

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 prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. The vehicular crossings must meet the adjacent highway at right angles.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

5. A means of access into the site should 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 interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

6. The vehicular crossing must be constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the local highway authority.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

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

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

8. 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 interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

9. Pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6m must be provided and maintained on both sides of the vehicular access.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

10. No development shall take place until, a plan and elevation indicating the positions, design, materials and type of boundary treatments to be erected has been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

11. Details of existing trees and hedges which would be affected by the proposed development are to be submitted and measures for the protection of any to be retained are to be submitted in accordance with BS5837:2012.

Reason: In the interests of preserving visual amenity in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

11. PLANNING APPLICATION WP/17/00312/FUL – 49 – 49A MARKET STREET, WELLINGBOROUGH

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00312/FUL, for change of use from A2 consent to use as a bookmakers (sui generis) at 49-49A Market Street, Wellingborough for Mr P Goodyear.

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

The planning officer clarified the position of the red line on the plan in the report. As originally submitted, the red line appeared to include an access between the Swansgate Centre through to Market Street. She confirmed there was no access between the two which meant there was no presence of the proposal in the Swansgate Centre, just in Market Street and an amended red line plan had been submitted to clarify this situation.

A request to address the meeting had been received from the applicant and a planning consultant.

The chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification.

The applicant informed the committee that his business was an independent, well run bookmakers and not one of the larger chains. His branches are all fitted to a very high specification and have a friendly atmosphere. The applicant considered it would enhance the location and bring more foot-fall into the town centre.

The planning consultant decided not to speak as the applicant had covered all the relevant points when he addressed the committee.

The chairman then invited the committee to determine the application.

Several members welcome the independent business rather than a larger chain of bookmakers.

Councillor Lawman was against the planning application as he felt the premises was in a primary shopping street. He didn't feel it had been empty long enough to warrant a change of use. He commented that we should protect retail and this was a family shopping area and not suitable for this use at a central site.

Councillor Morrall pointed out that the application premises had not been used for retail purposes since before 1958.

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

On being put to the vote, the motion for approval was carried for approval by 6 votes for the application and 3 against.

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. The applicant is advised that permission hereby granted relates to information included on the application form and location plans received on 17th and 18th May 2017 and additional information received by email from the applicants agent on 19th May 2017.

Reason: To ensure that the proposal is carried out in accordance with the submitted details.

12. PLANNING APPLICATION WP/17/00349/FUL – 64 GORDON ROAD, WELLINGBOROUGH

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00349/FUL, for the demolition of an existing rear store and single storey extension at rear store and single storey extension at rear of 64 Gordon Road, Wellingborough for Mr J Uddin.

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 director recommended that the planning application be refused for the reasons set out in the report.

The chairman then invited the committee to determine the application.

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

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

RESOLVED that the planning application be refused as the proposed single storey rear extension, by reason of its siting, massing and design would be a visually intrusive addition to the rear of a terraced property, representing an overdevelopment of the site. The proposed extension would adversely affect the external elevations of the property, and have an overbearing impact on the amenities of neighbouring properties. The proposed development would be detrimental to the character and appearance of the area, and to have an adverse impact upon the standards of residential amenity enjoyed by neighbouring properties, and would be contrary to policy 8 (d) (i), (ii) and 8 (e)(i) of the North Northamptonshire Joint Core Strategy.

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

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

14. PLANNING APPEAL DECISIONS

RESOLVED to note the following annexed circulated decision letters dated:

- (i) 26/05/2017, in respect of a development proposed for the erection of a new detached dwelling house and 2 car detached garage with off road parking and landscaping at 119 Overstone Road, Sywell, be dismissed and an award for costs be refused.
- (ii) 01/06/2017, in respect of a development proposed for a four bedroom detached dwelling at 130 – 138 Finedon Road, Wellingborough, be dismissed and an award for cost be refused;

In addition to the above, the circulated decision letter dated 04/07/2017 attached to the late letters' list was also noted and related to the following planning application:

- (iii) in respect of 2 three bedroomed semi-detached dwellings with associated parking on land adjacent to the rear of Tithe Barn, 75A High Street, Irchester, which was dismissed.

Chairman

The meeting closed at 7.50pm.

COUNCIL MEETING – 17 OCTOBER 2017

REPORT OF THE PLANNING COMMITTEE

2 August 2017

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Graves Hallam, G Lawman, Lloyd, Maguire and York.

Miss J Thomas (Director), Mrs E Buchanan, (Assistant Principal Development Management Officer), Mrs C Haybyrne (Technical Services Team Leader/LLGP Custodian, Technical Services), Mr S Aley, (Legal Adviser) and Mrs F Hubbard, (Democratic Services Officer).

(Councillor Carr attended the meeting as a speaker and Councillor Griffiths as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Stevenson and Scarborough.

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
Lawman	7	WP/17/00341/FUL	Other – two objectors are known to me
	9	WP/17/00234/FUL	Other – one of the speakers is known to me
Morrall	7	WP/17/00341/FUL	Other – one of the objectors is known to me

3. CONFIRMATION OF MINUTES – 5 JULY 2017

RESOLVED that the minutes of the meeting held on 5 July 2017, be confirmed and signed.

4. REPORT OF THE DIRECTOR

RESOLVED that the annexed circulated report of the director, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

5. PLANNING APPLICATION WP/17/00259/FUL – CONGREGATIONAL HALL, 24 – 25 MILTON ROAD, LITTLE HARROWDEN

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00259/FUL, for the conversion of existing building to create a single detached house with integral garage and associated works – amended plan at the Congregational Hall, 24 – 25 Milton Road, Little Irchester for Mr M Tucker.

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 director recommended that the planning application be refused for the reasons set out in the report.

The Assistant Principal Development Management Officer referred the committee to late letters in which it stated that the church building is not eligible for listing as an Asset of Community value. She added that if the committee were minded to refuse the application, then the second refusal reason in the report should be withdrawn.

The site viewing group visited the site on 01/08/2017 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from the agent and Councillor Carr (ward councillor).

The chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification.

The agent stated that the building was not listed nor in a conservation area and felt that the proposal would reduce the impact on parking. He considered the façade to be bland but he indicated if the committee wished to retain the façade he would accept the loss of the garage to keep the façade.

The ward councillor stated the village would be the only village left without a meeting place if this was approved. He commented that the chapel fits in with the street scape and the date stones in the façade would be lost and should be saved. He added that the building serves a community and would be a great loss if the front was taken away and felt that 4 car parking spaces would be lost (two outside the proposal and two opposite), as it would be a struggle to manoeuvre a vehicle in and out.

The chairman then invited the committee to determine the application.

The site viewing group considered the proposal did not fit into the street scene with the Victorian houses surrounding it and would have a huge impact and be out of keeping with the area. The windows to the side would overlook properties. There are parking issues and a comment was made that it would be sacrilege to put a garage in the front of the building and manoeuvring a vehicle would be difficult. A comment was made that it is possible for a suitable scheme but to try and keep it near to as it is now.

Councillor Maguire tried to defend the second refusal reason in the report with regard to a community building. He felt the village had not had the chance to discuss the outcome of the building not being eligible for listing as a community building, as confirmation of this has only just been received at the meeting. He was advised that an application for a building to be listed as a community asset was a separate process to determining the planning application. There was nothing for the parish to consider regarding the refusal to list the chapel as a community asset as insufficient evidence had been provided and it is not common practice to list religious buildings. He was also informed that if the applicant was inclined to sell the church the village would be given six months to raise the money to purchase it but the applicant could not be compelled to sell.

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

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

RESOLVED that the planning application be refused as the conversion of the Congregational Church and adjoining Hilton Hall by reason of scale, form, detailing would result in the loss of historic fabric and would not relate sympathetically to the general character of the building and the character of the surrounding area, where historically the building has been of a simple utilitarian form and function. It is considered that scheme if implemented would appear incongruous in the street scene and is contrary to policy 8 (d) (i-ii) and (e) (vi) of the North Northamptonshire Joint Core Strategy.

6. PLANNING APPLICATION WP/17/00335/FUL – 5 DYCHURCH LANE, BOZEAT

The chairman informed the committee that the planning application had been withdrawn.

7. PLANNING APPLICATION WP/17/00341/FUL – 2 VICTORIA STREET, EARLS BARTON

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00341/FUL, for the demolition of a part two storey rear kitchen and first floor bathroom and single storey rear garage and the erection of a part two storey part single storey rear extension and the conversion of the existing dwelling to create three self-contained units at 2 Victoria Street, Earls Barton for Mr A J Coleman.

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 director recommended that the planning application be refused for the reasons set out in the report.

The site viewing group visited the site on 01/08/2017 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 4 objectors 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 objectors raised the following concerns:

- Parking issues;
- Overly dense scheme;
- The loss of a family home;
- The density and impact;
- Would bring multi-occupancy;
- No parking provisions;
- In-adequate bin storage;
- Set a precedent;
- Due to the size it would block out any natural light to the neighbour's house and garden and would bring overlooking, lack of privacy and also the impact of noise with the age of the property;
- Highways concerns;
- Amenity impact;
- The parking scheme being introduced for Victoria Close would impact on parking in Victoria Street.

The agent stated there was no intention to destroy the property but to just renovate and modernise it and there was a need for properties of this nature but with regard to the parking these houses were built long before vehicles. He added that the applicant would agree to conditions or even pay for a community infrastructure levy.

The agent was asked if the rooms met the present day size standards and the he confirmed that they did not.

The chairman then invited the committee to determine the application.

Members felt it was a nice old house in need of renovation and refurbishment which was do-able but this proposal was over overdevelopment. They also raised concerns of the overbearing impact on the neighbour's house and garden. They added that there was a lack of amenity space and bin storage and the room sizes did not meet national standards and there were parking issues.

The chairman summarised the comments stating that it had the potential to be turned into a nice substantial house with maybe a car port as the current garage would be too small. He reiterated that the proposal was overdevelopment and overbearing with loss of light to the neighbour and hoped that it would return as a proper family home.

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

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

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

1. The proposed development would constitute over development of the site. The scale, form and design of the proposed extension and the subdivision into three flats would not respect or enhance the local character or respond to the sites immediate and wider context and would introduce a bulky and cramped form of development, with inadequate internal floor area to meet the requirements of the 'national spacing standards' for new dwellings. There would be inadequate on-site parking and private amenity space to serve the proposed dwellings. The proposed part single part two storey extension would detract from the amenities of the adjoining property. The proposed development would be contrary to policies 8 (b) (ii), 8 (d) (i) and 8 (ii), 8 (e) (i) and 30 (a) (ii) and 30 (b) of the North Northamptonshire Joint Core Strategy.
2. No appropriate mitigation measures have been put in place to ensure that the proposed development would have no significant effects on the Upper Nene Valley Gravel Pits Special Protection Area. The proposed development would be contrary to policy 4 of the Joint Core Strategy.

8. PLANNING APPLICATION WP/17/00364/FUL – 240 SYWELL ROAD, MEARS ASHBY

The annexed circulated report of the director was received, on planning application WP/17/364/FUL, for the use of land to provide secure storage for touring caravans (part retrospective) at 240 Sywell Road, Mears Ashby for Mr R Laundon.

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

The site viewing group visited the site on 01/08/2017 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 agent confirmed that an application to extend the storage area had been submitted in 2013 but subsequently withdrawn, he explained that his client had been wrongly advised and thought he had consent which was why he was applying for a retrospective planning application.

The chairman then invited the committee to determine the application.

The site viewing group made several comments stating that the site looked tidier than when it had been visited previously. A member asked if a condition could be enforced for the items stored on the site as it was noted at the site viewing yesterday that a boat and a plane stored in a trailer were also on the site. A comment was also made about having more trees planted.

The chairman felt it was an honest reason for the retrospective planning application and the items stored on the site would be regularised.

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

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

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. The caravans must be roadworthy and shall at all times be capable of being towed to and from the site.

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy

3. The approved site shall be used solely for the storage of touring caravans

Reason: In the interests of visual amenity and to comply with policy 8 (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy

4. The development shall be carried out in accordance with the drawings as listed:

Drawing: Site location Plan (registered 5 June 2017); Drawing: Site Plan (registered 5 June 2017); Drawing: Caravan location plan and indicative landscaping (registered 14 July 2017)

Reason: to ensure that the developments carried out in accordance with the approved plans

5. The caravans shall be stored and parked in an orderly manner in accordance with the approved details

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

6. 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 within 3 months of the date of permission. The planting as approved shall then take place at the next planting season. Any trees and shrub removed, dying being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees and shrubs of a 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 and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

7. There shall be no more than 235 caravans stored on the site at any one time.

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

8. The caravans storage will be shut to customers between 1st November and 1st March, with no caravans permitted to enter or leave the site during this period.

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy

9. The site shall only be open to customers between the hours of 09:00 and 18:00 Monday to Sunday outside of the shutdown periods.

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

10. Under no circumstances shall any maintenance be undertaken on site by the owners of the caravans, the site owner or the operator.

Reason: In the interests of visual amenity and to comply with policy 8 (e) (i), (8) (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

9. PLANNING APPLICATION WP/17/00234/FUL – 15 SASSOON MEWS, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00234/FUL, for change of use of former vacant and disused estate office to class B1 office and D1 counselling and support at 15 Sassoon Mews, Wellingborough for Mr M Tilley.

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 director 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 supporter on behalf of Service Six and the applicant. The applicant was not present at the meeting.

The chairman allowed the speaker the opportunity to address the meeting but she did not address the meeting. She stated that she was available for any questions of clarification by the committee who were given the opportunity to ask questions.

The chairman then invited the committee to determine the application.

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

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

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

1. The development shall be carried out in accordance with drawing numbers:
Plan 1 (site location plan scale 1:1250) received on 16 June 2017
Block Plan Scale 1:500 received on 5 June 2017
Ground Floor Plan scale 1:50 received on 5 June 2017
Block Plan Scale 1:1250 showing 4 parking bays received July 12th 2017

Reason: To ensure the development would accord with the approved plans.

2. 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.

3. The D1 counselling and support use shall be limited to take place within rooms 3, 4 and 5 only as shown on the hereby approved floor plan received on 5th June 2017 unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that there would be adequate parking for a combined B1 office and D1 counselling uses at the premises and accord with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. The B1 office use shall only operate between the hours of 09:00 and 17:00 hours Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenities of neighbouring residential properties and accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. The D1 counselling and support use shall only operate between the hours of 09:00 and 19:00 hours Monday to Friday and 09:00 - 13:00 hours on a Saturday and at no time on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenities of neighbouring residential properties and accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) the premises shall only be used for the purposes specified in the application and for no other purpose (including any other purpose in use class D1 on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 are not acceptable to the Local Planning Authority in this location because there may not be adequate parking and there would be potential for the increased noise disturbance effecting neighbouring residential amenity which would fail to comply with Policy 8 (b) (ii) and 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. PLANNING APPLICATION WP/17/00278/FUL – 46 THE DRIVE, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00278/FUL, for a three bedroom detached house on land to side of number 46 The Drive for Mr T Bonura.

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 director recommended that the planning application be refused for the reasons set out in the report.

The chairman then invited the committee to determine the application.

Members commented that it would spoil the street scene and privacy and would bring overlooking and there were drainage concerns.

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

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

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

1. The proposed development by way of its design and location on the plot in relation to no. 46 The Drive would have a detrimental effect on the appearance of the street scene contrary to policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.
2. The proposed development would have an unacceptably harmful effect on the privacy of the occupiers who reside at nos. 44 and 46 The Drive contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.
3. The proposed development would have an unacceptably harmful effect on the standard of light received by the occupiers who reside at no. 44 The Drive contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. PLANNING APPLICATION WP/17/00342/FUL – 10 CHURCH LANE, GREAT DODDINGTON

The annexed circulated report of the director was received, on planning application WP/17/00342/FUL, for a change of use from residential to a pre-school and after school/holiday clubs at 10 Church Lane, Great Doddington for Ms L Odell.

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 director 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 a supporter and Trustee of Great Doddington Village Pre-School.

The chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification.

The speaker stated there would be 24 places available for the children. The facility would include a breakfast club and pre-school and they would maybe consider a holiday club. With regard to off road parking and highway safety in relation to the application, the speaker informed the committee that the Stag Public House and the Working Men's Club had agreed for their car parks to be used and there are also 3 car parking spaces for staff in Manor Farm. The speaker had written confirmation from the Stag Public House in relation to the car park but the speaker could request the same from the Working Men's Club and she could also approach Manor Farm. The majority of parents who use the current facility in the village walk and there would be no extra cars as it is used

by local people. The maximum additional cars involved would be 8 and the drop off and pick up times take about 10 minutes maximum.

The chairman then invited the committee to determine the application.

Councillor Graves stated that this was a much needed facility and felt that the problems around this planning application could be resolved with good communication. A lengthy debate followed and several proposals were suggested for a deferral of the planning application to resolve the issues around parking, then an approval of the planning application was proposed, followed by a proposal for a deferral for a site visit. It was felt by members that the pre-school and after school club were needed and that this opportunity should be given. A comment was made that NCC cannot enforce parking penalties where there are no restrictions.

The director reported that it was possible to grant a temporary consent to ascertain what impact it would have on residents, otherwise if a permanent consent was granted, we would not be able to enforce any remedy to any issues in the future. If a two year temporary consent was granted then the applicant could subsequently apply for a permanent consent. Councillor Maguire felt this would put undue pressure on the pre-school.

Following the proposals for deferment to resolve parking issues and site view, approval of the application or issue a two year consent, the chairman invited the committee to agree their proposal.

It was proposed by Councillor Graves and seconded by Councillor Maguire that the planning application be approved. This then became the substantive motion.

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

The legal adviser informed the committee that planning conditions were needed. The committee agreed to impose conditions in relation to the number of children who can attend, the operational timings (08:00 – 15:00), car sharing to be encouraged and a car parking management plan.

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. No more than 24 children shall be accommodated within the preschool and after school/holiday club at any one time.

Reason: To ensure that the development meets the needs of the enhanced community facility in line with policy 7 (a) of the North Northamptonshire Joint Core Strategy whilst not adversely affecting amenity in line with policy 8e (i and ii) of the North Northamptonshire Joint Core Strategy.

3. The use of the preschool and after school/holiday club shall only be used between the hours of 0800 and 1500 hours Monday to Friday and shall not be used on Saturdays, Sundays and any bank holiday.

Reason: To ensure that the development meets the needs of the enhanced community facility in line with policy 7 (a) of the North Northamptonshire Joint Core Strategy whilst not adversely affecting amenity in line with policy 8e (i and ii) of the North Northamptonshire Joint Core Strategy.

4. The use hereby permitted shall not commence until a Car Park Management Plan has been submitted and approved in writing by the local planning authority. The Plan should include details of how off street car parking spaces are to be made available for both staff and parents and demonstrate how these spaces are to be retained available for the duration of the use. The plan should also comprise immediate, continuing and long-term measures to promote sustainable forms of travel. The approved Car Park Management Plan shall be implemented, monitored and reviewed in accordance with an agreed timetable to the satisfaction of the local planning authority.

Reason: To ensure the provision and availability of satisfactory off-street parking for the use in accordance with Policy 8b (i and ii) of the North Northamptonshire Joint Core Strategy.

12. PLANNING APPLICATION WP/17/00355/FUL – 9 PYTCHLEY ROAD, ORLINGBURY

The annexed circulated report of the director was received, on planning application WP/17/00355/FUL, for a proposed first floor front extension over the garage at 9 Pytchley Road, Orlingbury for Mr and Mrs G Hanrahan.

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

The chairman then invited the committee to determine the application.

It was proposed by Councillor Hallam that the planning application be deferred for a site visit to be arranged as he had concerns about the impact on the street scheme and felt it would benefit from a site visit. This was seconded by Councillor Maguire.

On being put to the vote, the motion for deferment for a site visit was carried unanimously.

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

13. PLANNING APPLICATION WP/17/00396/ADV – CROYLAND GARDENS, BURYSTEAD PLACE, WELLINGBOROUGH

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00396/ADV, for five number timber information board lecterns located across Croyland Gardens, along with a steel replica of the original zoo park entrance sign over the entrance arch at Croyland Gardens, Burystead Place, Wellingborough for Mr P Burnett.

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

The chairman then invited the committee to determine the application.

A comment was made about the necessity of the sign in case the impression was given that it was a zoo. The director reported that there would be a board on display explaining about the former zoo park. In addition a comment was made about the possibility of a gap in between the wording of zoo and park unless this had already been approved, in which case it would be acceptable.

The director reported that identifying places of our heritage in the borough was ongoing and a member responded that it was an excellent idea to do this. He added it would be good to see former locations of public houses and wells in the borough, marked in an appropriate way.

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

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

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

1. This consent shall expire at the end of a period of 5 years from the date of this decision.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. The advertisement consent shall be carried out in accordance with the following drawings/details;

Drawing: Proposed Location Plan dated 15/05/2017 (received 21 June 2017); Drawing: Proposed Location Plan position of information boards dated 21/06/2017 (received 21 June 2017); Drawing Zoo Park - Archway Sign Design (received 21 June 2017); Drawing Zoo Park Fonts (option 3) dated 22.05.2017 (received 21 June 2017); Drawing Zoo Park Information Board Proof (received 21 June 2017); Design and Access Statement (received 21 June 2017).

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

3. No part of the proposed signage may encroach upon the public highway and a minimum vertical clearance of 2.4m from the highway surface to the lower surface of any projecting signs or lighting shall be provided.

Reason in The interests of highway safety in accordance with policy 8 (b)(i) of the North Northamptonshire Joint Core Strategy.

4. Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

14. PLANNING APPLICATION WP/17/00397/FUL – 31 STATION ROAD, EARLS BARTON

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00297/FUL, for change of use from A1 to A3 at Station Road, Earls Barton for Mr J Hartup.

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 director 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 applicant stated that he was not there to upset local people and did not expect too much traffic. He added that the food waste would be controlled and there was no objection from the Parish Council.

The chairman then invited the committee to determine the application.

A member asked if the extractor fan could be conditioned and this was confirmed. The applicant was asked by a member if he was looking to do takeaways. The director responded that a degree of takeaway food was accepted as part of the operation of a café.

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

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

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

1. The development shall accord with the following plan numbers:

Location Plan scale 1:1250 received on 21st June 2017

Layout plan of main shop area to be cafe scale 1:50 received on 21st June 2017

Layout plan of rear area scale 1:50 received on 21st June 2017

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

2. 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.

3. Prior to the first use or occupation of the development as hereby permitted, details of a sound insulation against internally generated noise in accordance with a scheme devised by a competent person shall be submitted to and agreed in writing by the Local Planning Authority. The agreed sound insulation scheme shall be implemented prior to the first use of the development hereby permitted and shall be maintained as agreed thereafter.

Reason: To ensure the development hereby permitted is not detrimental to the amenity of sensitive receptors by reason of undue noise emission and/or unacceptable disturbance and accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of works on the development hereby permitted, full details of any mechanical ventilation or other plant associated with the commercial operation of the building shall be submitted to and approved by the Local Planning Authority. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high level of discharge of kitchen extract air/the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved scheme shall be completed prior to the

A3 cafe use commencing and shall be permanently maintained thereafter.

Reference shall be had to Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by DEFRA

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

Reason: In order to safeguard the amenities of nearby occupiers and accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

5. The A3 cafe use shall only operate between the hours of 08:00 and 18:00 hours Monday to Friday and 08:30 - 18:00 hours on a Saturday and at no time on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenities of neighbouring residential properties and accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) the premises shall only be used for A3 Cafe and for no other purpose (including any other purpose in use class A3 on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 are not acceptable to the Local Planning Authority in this location because there would be potential for the increased noise disturbance effecting neighbouring residential amenity which would fail to comply with 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

15. 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 director, in accordance with delegated powers and appeal information as set out in the report of the director, (Minute 4), be noted.

16. PLANNING APPEAL DECISIONS

RESOLVED to note the following annexed circulated decision letters dated:

- (i) 14/07/2017, in respect of an outline application with all matters reserved for the demolition of an existing single storey extension and the construction of an end of terrace, two storey house at 129 London Road, Bozeat, which was dismissed;
- (ii) 14/07/2017, in respect of a development proposed for the construction of one single storey dwelling at 37 Windmill Close, Wollaston, which was allowed;
- (iii) 18/07/2017, in respect of a development proposed for the construction of a two storey detached dwelling with all associated external works on land adjacent to 86 Shelley Road, Wellingborough, which was allowed and an award for costs be refused.

The meeting closed at 8:35pm

Chairman

COUNCIL MEETING – 17 OCTOBER 2017

REPORT OF THE PLANNING COMMITTEE

6 September 2017

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

Miss J Thomas,(Director), 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 Griffiths attended the meeting as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

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
Aslam	7	WP/16/00806/FUL	Registerable – Director on Wellingborough Homes Board
Lawman	7	WP/17/00806/FUL	Registerable – Director on Wellingborough Homes Board
Lloyd	7	WP/17/00806/FUL	Registerable – Director on Wellingborough Homes Board

3. CONFIRMATION OF MINUTES – 2 AUGUST 2017

RESOLVED that the minutes of the meeting held on 2 August 2017, be confirmed and signed.

4. REPORT OF THE DIRECTOR

RESOLVED that the annexed circulated report of the director be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

5. PLANNING APPLICATION WP/17/00355/FUL – 9 PYTCHLEY ROAD, ORLINGBURY

The annexed circulated report of the director was received, on planning application WP/17/00355/FUL, for a proposed first floor front extension over the garage at 9 Pytchley Road, Orlingbury for Mr and Mrs G Hanrahan.

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

The planning application had been deferred at the planning committee meeting held on 2 August 2017, for a site visit to be arranged.

The site viewing group visited the site on 05/09/2017 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from the neighbour who lives at number 7 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 neighbour had concerns about the height of the extension which would block out more light and also the loss of privacy with the window facing his property. The applicant confirmed that a daylight calculation had been carried out and was acceptable, therefore in his view, there were no issues with regard to light. He also added that he had agreed to lose 3 large conifer trees to the front of the proposal to give more light. With regard to privacy the applicant had agreed to obscure or frosted glass for the dormer window.

The chairman then invited the committee to determine the application.

It was clear that the applicant was mindful of his neighbours and there had been a willingness to listen.

A member of the site viewing group felt that the size of the boundary fence between the proposal and number 7 had caused most of the damage in blocking out the light to number 7 due to the fence that had been erected by the previous owner of number 9. Members agreed to the obscure/frosted glass for privacy reasons and to the loss of the conifers to give more light.

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

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

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. 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: To ensure that the extension matches the external appearance of the existing building and thereby maintains the visual quality of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

3. The development shall be carried out in accord with the following plan numbers:
6698-PL03, PL04, PL05

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed dormer window and bathroom window shall be top light opening only and glazed with obscure glass and shall be permanently maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy

6. PLANNING APPLICATION WP/17/00436/FUL – 28 NEWTON ROAD, WOLLASTON

The annexed circulated report of the director was received, on planning application WP/17/00436/FUL, for the removal of existing rear garden room. Conversion of existing garage to residential including front bay window. Additional ground floor windows in east and west elevations. Proposed two storey and single storey rear extension at 28 Newton Road, Wollaston for Mr and Mrs Van der Ploeg.

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

The site viewing group visited the site on 05/09/2017 and a record of the visit was set out in the circulated notes.

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

The chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification.

Due to the size of the family the applicant stated that they wanted to enhance the living space for the family and improve the dynamics of the existing downstairs internal layout. The architect added that the proposal did not increase the footprint and the build would open up the layout making a massive difference to the living space. The garage would become a living room as it is currently used for part utility, as due to its size, it is not suitable for housing a car. There would be no increase to the parking for the proposal as it would maintain its existing level of parking.

The chairman then invited the committee to determine the application.

The site viewing group commented that the current internal layout was a strange configuration and the new layout would make much better use of the property. No neighbours had objected only the parish council who stand by their Neighbourhood plan with regard to policy not to lose parking spaces or privacy. Members felt there was adequate parking and the loss of the garage into a living room would take nothing away from what exists at the present time.

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

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

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. The development shall be carried out in accordance with the following drawings/details;

Drawing: 379-002/A existing floor plans (registered 10 July 2017)

Drawing: 379-003/A existing elevations (registered 10 July 2017)

Drawing: 379-004/A proposed floor plan (registered 10 July 2017)

Drawing: 379-005/A proposed elevations (registered 10 July 2017)

Drawing: 317-001/A location and block plans (registered 10 July 2017)

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

3. 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: To ensure that the extension matches the external appearance of the existing building and thereby maintains the visual quality of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

(Councillors Aslam, Lawman and Lloyd left the room for the following planning application having declared registerable interests).

7. PLANNING APPLICATION WP/16/00806/FUL – VACANT LAND OFF WINDERMERE DRIVE/PENRITH DRIVE, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/16/00806/FUL, for a housing development for 40 dwellings (2 no 1 bedroom/30 no 2 bedroom and 8 no 3 bedroom) on infill site (amended description, plans and information) on vacant land off Windermere Drive/Penrith Drive, Wellingborough for Mr R Samrai.

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

The chairman then invited the committee to determine the application.

Councillor Scarborough commented that this was a very important site for much needed houses which had been looked at for a very long time. A great deal of work, time and attention had been given to this and it was a tremendous step forward for Queensway. With regard to comments in relation to speeding cars, Councillor Scarborough considered this not to be a significant problem.

Councillor Maguire would like to see a section 106 contribution for this site. The Principal Planning and Building Control Manager stated that this was not possible as we own the site. The mitigation that is required can be secured through condition.

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

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

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

1. The development shall be carried out in accordance with the following plan numbers:
W218 P01 (site location plan) received 23rd June 2017

W218 P03 Rev H (proposed site layout plan) received 18th July 2017
W218 P04 Rev B (proposed street elevations) received 12th July 2017
W218 P05 Rev B (GA plans and elevs- 2B - 4P semi-brick plots 1 and 2 /3 and 4 /5 and 6 /7 and 8 /9 and 10 /14 and 15 /16 and 17 /25 and 26 /29 and 30 /31 and 32 /33 and 34 /37 and 38) received 12th July 2017
W218 P08 Rev A (GA plans and elevs- 2B - 4P 3H render plots 11 and 12 and 13/22 and 23 and 24) received 23rd June 2017
W218 P09 Rev A (GA plans and elevs- 3B - 5P semi-brick plots 35 and 36) received 23rd June 2017
W218 P11 Rev A (GA plans and elevs- 3B - 5P (corner) semi-render plots 27 and 28/39 and 40) received 23rd June 2017
W218 P12 A (GA plans and elevs- 3B - 5P and 1B 2P semi brick and render plots 20 and 21) received 23rd June 2017
W218 P13 (GA plans and elevs- 3B - 5P and 1B 2P semi brick and render - mirrored plots 18 and 19) received 23rd June 2017
5818-01 Rev B (vehicle tracking) 12th July 2017
5818-02 Rev A (visibility plan) 12th July 2017

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

2. 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.

3. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. Prior to any construction works taking place details of finished ground floor levels for each dwelling and finished ground levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy

5. Prior to the first occupation of the development hereby permitted details of the proposed bicycle parking shall be submitted to and approved in writing by the local planning authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. No dwelling hereby permitted shall be occupied until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans has/have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

7. No dwelling hereby permitted shall be occupied until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. Prior to any construction works taking place a biodiversity enhancement scheme and management plan shall be submitted to, and approved in writing by the local planning authority. The scheme shall include the incorporation of roosting opportunities for bats and the installation of bird nest boxes/bricks and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (b) (c) of the North Northamptonshire Joint Core Strategy

9. No development shall take place above slab level until samples and trade descriptions of the materials to be used in the areas of hardstanding within the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy

10. The boundary treatments shown on drawing number W218 P03 Rev H shall be erected before the occupation of each associated plot or in

accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the hereby approved details and thereafter retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy

11. No development shall take place including any works of demolition until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include site procedures to be adopted during the course of construction including:
- working hours;-Procedures for emergency deviation of the agreed working hours;
 - routes for construction traffic;
 - method of prevention of mud being carried onto highway;
 - location of site compound;
 - lighting and security;
 - control of dust and other emissions;
 - proposed temporary traffic restrictions;
 - Parking of vehicle of site operatives and visitors;

The development shall be carried out in accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place and in the interests of amenities of existing and future residents in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy

12. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; public open space/ public park furniture, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, including any retained trees on site as part of the landscaping scheme, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next

planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

13. Prior to any construction works taking place a scheme and timetable detailing the provision of a mix of affordable housing to meet the housing needs of Wellingborough has been submitted to and approved in writing by the local planning authority. The affordable housing and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate affordable housing provision is made on site for affordable housing in accord with policy 30 (d) of the North Northamptonshire Joint Core Strategy.

14. Prior to the first occupation of the dwelling hereby permitted a positive means of drainage must be installed to ensure that surface water from the driveways does not discharge onto the highway.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

15. Before construction of the buildings commences, the developer shall submit a preliminary risk assessment. Should the preliminary risk assessment identify the need for further investigation a site investigation scheme to provide a detailed assessment of the risk to all receptors, including off site receptors. A remediation proposal based on the results of the site investigation and risk assessment in the above giving full details of remediation required. The preliminary risk assessment, site investigation and remediation proposals shall be submitted to and agreed in writing with the local planning authority. On completion of the remediation but before the site is first occupied the developer shall provide a verification report to demonstrate the completion of the works set out in the agreed remediation proposals to the local planning authority. Reference shall be had to Environment Agency Guide CLR11 Model procedures for the management of land contamination available at <https://www.gov.uk/government/publications/managing-land-contamination>.

Reason: In order to protect future occupiers of the development and ground or surface and waters in accord with policy 6 of the North Northamptonshire Joint Core Strategy.

16. Before construction commences an air quality report shall be submitted to and approved in writing by the local planning authority. The report shall detail:

- the area within the boundary of the site which may exceed relevant national air quality objectives
- specify how the detailed application will address any potential to cause relevant exposure to air pollution levels exceeding the national air quality objectives
- identify areas of potential exposure
- detail how the development will reduce its impact on local air pollution

Confirmation that any necessary measures which have been identified by the report have been implemented shall be submitted to the local planning authority before the approved development is first occupied.

Regard shall be had to the guidance from the Land - Use Planning & Development Control: Planning for AQ (IAQM) May, 2015, The Control of Dust and Emissions during construction and demolition (Supplementary Planning Guidance) July, 2014 and Guidance on the assessment of dust from demolition and construction version 1.1 (IAQM).

Reason: In order to protect nearby and future occupiers of the development from unacceptable levels of air pollution in accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

17. 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. Details of the scheme shall include,

- i) Details of BRE 365 infiltration testing
- ii) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations
- iii) Cross sections of all control chambers (including site specific levels mAOD)

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with policy 5 of the Joint North Northamptonshire Core Strategy and advice contained within the National Planning Policy Framework

18. No construction works 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 policy 2 (d) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 141 of the National Planning Policy Framework.

19. Prior to construction a detailed plan should be submitted and approved by the local planning authority identifying which dwellings would meet the requirements of the national Accessibility standards in category 2 (accessible and adaptable dwellings) and Category 3 (wheelchair use) in accordance with the schedule of the approved Document M of the Building Regulations (2015). The approved scheme shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body.

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

20. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy

21. All existing trees, woodlands and hedgerows to be retained as shown on drawing number W218 P03 H shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 8 (d) (ii) and 3 (e) of the North Northamptonshire Joint Core Strategy.

22. No construction shall take place until a scheme and timetable detailing the provision of education to meet the needs of primary and secondary education in Wellingborough has been submitted to and approved in writing by the local planning authority. The education needs shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure a timely delivery of education facilities in accordance with policy 10 (a), (c) and (d) of the North Northamptonshire Joint Core Strategy.

23. No construction shall take place until a scheme and timetable detailing the provision of additional facilities/space at the library in Wellingborough has been submitted to and approved in writing by the Local Planning Authority. The library needs shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure a timely delivery of education facilities in accordance with policy 10 (a), (c) and (d) of the North Northamptonshire Joint Core Strategy

24. Prior to any on site construction works details of the proposed lighting scheme for the lighting of the private driveways shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

25. No construction works shall take place until a scheme and timetable detailing the provision of one fire hydrant and any associated infrastructure has been submitted to and approved in writing by the local planning authority. The fire hydrant and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with policy 8 (e) (v) of the North Northamptonshire Joint Core Strategy.

26. 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 and accord with policy 5 of the North Northamptonshire Joint Core Strategy

(Councillors Aslam, Lawman Lloyd returned to the room).

8. PLANNING APPLICATION WP/17/00387/OUT – 10 MILLERS CLOSE, FINEDON

The annexed circulated report of the director was received, on planning application WP/17/00387/OUT, for an outline application for two new dwellings with some matters reserved – access and layout to be determined at this stage – amended plans and additional information at 10 Millers Close, Finedon for V Watts.

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

The chairman then invited the committee to determine the application.

Councillor Ward did have original concerns that this could be back land development but with the large structure at the back he felt it fits in well.

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

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

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. Details of the reserved matters set out below shall be submitted to the local planning authority for approval within 3 years from the date of this permission: (i) appearance (ii) landscaping and (iii) scale

Approval of all reserved matters shall be obtained from the local planning authority in writing before any development is commenced. The reserved matters shall be carried out as approved.

Reason: To comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

3. The access to and layout of the hereby permitted development shall be carried out in accord with plan number KA26189-001 Rev B.

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

4. The dwelling numbered as 10A on plan number KIA26189-001 Rev B shall be single storey only.

Reason: To protect the amenities of the occupiers of: 14 Millers Close, 1 - 4 and 15 Well Spring Close and 11 Thrapston Road in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

5. The hereby approved new dwellings shall comply with the Department for Communities and Local Government 'Technical housing standards - nationally described space standards'.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

Reason: To ensure the future occupiers of the development reside in dwellings that have a satisfactory standard of residential space in accordance with policy 30 (b) of the North Northamptonshire Joint Core Strategy.

9. PLANNING APPLICATION WP/17/00391/FUL – 41A CASTLE STREET, WELLINGBOROUGH

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00391/FUL, for a retrospective application for the replacement of 1 metre high fence and gates across the frontage of 41A Castle Street with 2 metre traditional black steel security railing fence and gates at 41A Castle Street, Wellingborough for Mr J Petrie.

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

The chairman then invited the committee to determine the application.

Councillor Maguire made the comment that he didn't think there was anything we could do to stop this application and added that he did not like to see retrospective planning applications. It was then proposed by Councillor Maguire and seconded by Councillor Aslam that the planning application be approved.

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

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

1. The development shall be carried out in the accordance with the approved plan ref 233459 10A received on 23 June 2017.

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

2. Within 1 month from the date of this permission detailed plans showing the vehicular and pedestrian gates shall be submitted to and approved by the local planning authority in writing. The approved gates shall be implemented in accordance with the approved plans within 3 months from the date of that approval.

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

10. PLANNING APPLICATION WP/17/00423/VAR – BOWLING GREEN BETWEEN 12 AND 14 HATTON AVENUE, WELLINGBOROUGH

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00423/VAR, for a variation of condition 2 of planning permission ref: WP/16/00630/VAR to replace the approved drawings with new drawings to replace the covered patio area to the rear of plots 1-3 with glazed garden rooms. Insert three roof lights into Plot 3 and to increase the size of the approved shed located in the rear garden of Plot 3. Amended plans at Bowling Green between 12 and 14 Hatton Avenue, Wellingborough for Mr R Nash.

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

The chairman then invited the committee to determine the application.

A discussion took place regarding the windows and a member made the comment that the applicant was asking to put the windows back to the position that the committee had originally rejected. Concerns were raised about the overlooking to the new build plots numbered 4 and 5. The Principal Planning

and Building Control Manager stated that the velux windows would be very high therefore overlooking would be difficult.

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

On being put to the vote, the motion for approval was carried by 9 votes, with 2 abstentions.

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

1. This consent is based on drawings 0600-100-P3, 0600-110-P4, 0600-120-P3, 0600-130-P4, 0600-131-P4(1), 0600-135-P1, 0600-310-P3, 0600-311-P3, 0600-311-P3, 0600-320-P3, 0600-321-P3 received on 5 July 2017 and amended plans ref 0600-132-P2, 0600-330-P7 and 0600-331-P5 received 21 August 2017

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

2. 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.

Reason: In the interest of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy

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

Reason: In the interest of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

4. A positive means of drainage must be installed to ensure surface water from the driveway does not discharge onto the highway.

Reason: In the interest of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

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

Reason: In the interest of highway safety and in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

6. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no development falling within Schedule 2 Part 1, classes A, B and C other than those expressly authorised by this permission shall be carried out without planning permission first being obtained from the local planning authority.

Reason: In order that the local planning authority can control any further development within the residential curtilage of the site to safeguard the privacy of nearby occupiers, the character and appearance of the locality and to comply with policy 8 (d) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

8. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved in writing by the local planning authority before construction commences. 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: In the interests of visual amenity and to comply with policy 8 (d) (ii) and 3 (e) of the Joint Core Strategy.

11. PLANNING APPLICATION WP/17/00453/FUL – 119 OVERSTONE ROAD, SYWELL

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00453/FUL, for the erection of a four bedroom detached dwelling with a detached garage and off road parking area at 119 Overstone Road, Sywell for Mr T Matthews.

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 director 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 speaker on behalf of the applicant.

The chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification.

The speaker stated that this new proposal for a dwelling had been moved further away from the neighbouring property and has been supported by officers and the parish council and only had 2 objectors. She added that the TPO trees T5 and T7 had been requested to be felled due to their poor condition as they were supressing the TPO tree T6. T6 in its current state is being squashed. She added that she had a document confirming this by an arboricultural officer. The speaker thanked the case officer and the neighbours for their support with the planning application.

The chairman then invited the committee to determine the application.

Members were happy with the new proposal and comments were made that 9 residents local to the site had supported the planning application. With regard to the proposal to fell the TPO trees T5 and T7, a member asked if we could seek advice from our own tree specialist. The director stated our tree specialist had been consulted on the application but given the appeal inspector's comments; it would be difficult to object to the removal of the trees and added that this would be difficult to defend on appeal.

Councillor Lawman asked that permitted development rights be removed from the proposal so if any further developments are required this would then come before the committee. This request received approval by the other members.

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

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

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. The development shall be carried out in accordance with the following drawings:

Drawing 17-166-01 Proposed Floor Layout;
Drawing: 17-166-02 Proposed Elevations;
Drawing: 17-166-03 Block Plan and Section;
Unreferenced OS extract registered 12 July 2017.

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

3. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved in writing by the local planning authority before construction commences. 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: In the interests of visual amenity and to comply with policy 8 (d) (ii) and 3 (e) of the Joint Core Strategy.

4. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed windows on the eastern elevation (facing no. 113 Overstone Road) shall be glazed with obscure glass and shall be permanently maintained thereafter as obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

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

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with BS:5837 (2012), Policies 3 (b) and (e) and 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

7. The details submitted for approval in writing by the Local Planning Authority in accordance with condition 6 above shall include a method statement and tree protection plan, with particular reference to construction phasing and exclusion zones in relation to the driveway and other hard surfaced areas. Where appropriate a 'no dig' method of construction shall be utilised specifically around the root protection area for the group of protected trees in the front garden.

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with BS:5837 (2012) and policies 3 (b) and (e) and 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

8. The dwelling hereby permitted shall not be occupied until the means of vehicular access has been constructed and completed in accordance with the approved plan referenced 17-166-03 and the said means of vehicular access shall thereafter be retained for access purposes only

Reason: In the interests of highway safety in accordance with Policy 8 (b) (i and ii) of the North Northamptonshire Joint Core Strategy.

9. The dwelling hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

10. The dwelling hereby approved shall incorporate measures to limit water use to no more than 105 litres per person day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no development falling within Schedule 2, Part 1, classes A and E other than those expressly authorised by this permission shall be carried out without planning permission first being obtained from the local planning authority.

Reason: In order that the local planning authority can control any further development within the residential curtilage of the site to safeguard the amenity of nearby occupiers, the character and appearance of the locality and to comply with policy 8 (d) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

12. 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 director, in accordance with delegated powers; and appeal information as set out in the report of the director, (Minute 4), be noted.

13. PLANNING APPEAL DECISION

RESOLVED to note the following annexed circulated decision letter dated:

- (i) 02/08/2017, in respect of a proposed two storey side extension and single storey permitted development rear extension at 27 Grafton Close, Wellingborough, which was allowed.

14. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

The chairman referred members to a planning application next to Isham for an outline application (EIA) for up to 214,606sqm gross external area for class B8 warehousing & distribution, ancillary class B1(a) offices, with associated access, internal road, parking, landscaping and drainage (KET/2017/0616) at Kettering South for DB Symmetry Limited.

The director reminded members that the previous application had been withdrawn earlier in the year, for additional work in relation to a transport assessment being carried out. She added that as a consultee, we have been asked to submit our comments to Kettering Borough Council within 21 days from 24 August. The director recommended to the committee that we re-submit our comments, as previously submitted, in relation to coalescence, landscape impact and highways.

Councillor Hallam responded that the key concern for the residents of Isham especially is the construction of the bypass as Isham comes to a standstill during peak travel times. He added that this would increase taking into account other developments like Wellingborough North and developments on the eastern side of the borough going down the A509. Accidents occur and there are flooding concerns. He stated that the timing of the build is critical and the bypass should be constructed before development commences at Symmetry Park. Councillor Scarborough also added that there would also be traffic for Appleby Lodge with a large number of employees travelling north bound using the A509.

The director responded that Kettering Borough Council like ourselves is reliant upon the highways advice provided by NCC and Highways England. They would advise if the proposed access was acceptable and the timing for the provision of the bypass. While section 106 monies are needed to set the bypass in quicker, no developer would be able commercially to make significant financial contribution to the cost of the bypass and then wait for it to be completed before starting their own development.

Councillor Morrall proposed that the comments relating to coalescence, landscape impact and highways be submitted to Kettering Borough Council. This was seconded by Councillor Maguire and agreed by the committee.

RESOLVED that comments relating to the planning application in relation to coalescence, landscape impact and highways be submitted to Kettering Borough Council.

Chairman

The meeting closed at 7:55pm

COUNCIL MEETING – 11 OCTOBER 2017
REPORT OF THE LICENSING SUB-COMMITTEE

10 August 2017

Present: Councillors Simmons (Chairman), Harrington and Scarborough.

Also present: Mrs A Wilcox, (Principal Environmental Health Manager), Mr R Essex, (Solicitor, District/Law) and Mrs C A Mundy, (Democratic Services Officer).

The meeting commenced at 1pm.

1. APPOINTMENT OF CHAIRMAN

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

2. APPLICATION TO REVOKE OR SUSPEND PRIVATE HIRE DRIVER'S LICENCE

The annexed circulated exempt report of the director was received in relation to a potential revocation or suspension of a private hire driver's licence for Mr A.

The principal environmental health manager reported that Mr A had contacted her and informed her that he would not be present at the meeting as there was illness in his family and he was out of the country.

Members discussed whether to proceed with the application and decided to adjourn the meeting.

DECISION

RESOLVED that the sub-committee meeting be adjourned.

REASON FOR DECISION:

The appellant was absent.

3. APPLICATION FOR A PRIVATE HIRE DRIVER'S LICENCE

The annexed circulated exempt report of the director was received in relation to an application received from Mr M for a private hire driver's licence.

The applicant failed to attend the meeting.

The principal environmental health manager informed the meeting that he had been contacted, and had indicated that he was content for the committee to make its decision in his absence.

The sub-committee, however, declined to do so as there were matters on which they sought further information from him.

DECISION:

RESOLVED that the sub-committee meeting be adjourned.

REASON FOR DECISION:

The sub-committee wanted the applicant to attend to provide further information.

The next sub-committee meeting was to be held on Monday 18 September 2017 at 1pm..

Chairman

COUNCIL MEETING – 11 OCTOBER 2017
REPORT OF THE LICENSING SUB-COMMITTEE

18 September 2017

Present: Councillors Scarborough (Chairman), Harrington and Simmons.

Also present: Mrs A Wilcox, (Principal Environmental Health Manager), Mr R Essex, (Solicitor, District/Law) and Mrs C A Mundy, (Democratic Services Officer).

The meeting commenced at 1.45pm.

1. APPOINTMENT OF CHAIRMAN

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

There were no members of the public in attendance.

2. APPLICATION FOR A PRIVATE HIRE DRIVER'S LICENCE

The annexed circulated exempt report of the director was received in relation to an application for a private hire driver's licence for Mr M.

The principal environmental health manager reported that relevant information had come before the authority which may affect the decision as to whether the applicant was a fit and proper person to hold a private hire driver's licence. As on the previous occasion the applicant failed to attend the sub-committee meeting.

Members considered that in the applicant's absence they would deal with the application. There were serious concerns raised about the information contained within the report of the Disclosure and Barring Service (DBS) and members had wanted to ask questions of clarity to the applicant, even though he had provided written explanations, they considered that these were insufficient. Due to the failure of the applicant to attend the meeting the sub-committee made the following decision.

DECISION:

RESOLVED that the sub-committee refuse the application.

REASON FOR DECISION:

Due to the applicant's failure to attend the sub-committee on two occasions, the sub-committee decided that he was not a fit and proper person to hold a private hire driver's licence, due to the information in the DBS report. The sub-committee concluded that this indicated unacceptable behaviour for a person serving the needs of the public.

3. APPLICATION TO REVOKE OR SUSPEND A PRIVATE HIRE DRIVER'S LICENCE.

The annexed circulated exempt report of the director was received in relation to the potential revocation or suspension of a private hire driver's licence for Mr A.

The principal environmental health manager informed the meeting that a private hire driver's licence had been issued on 7 October 2016. Relevant information had subsequently come before the authority which may affect the decision as to whether he remained a fit and proper person to hold a private hire driver's licence. Details of the concerns were contained within the exempt report.

Mr A failed to attend the meeting and was believed to be out of the country, though no official communication had been received to that effect.

The sub-committee discussed the information before them and expressed their concern about issues that had been raised when the driver was licensed by East Northamptonshire District Council. Without the applicant being present they were unable to ascertain further information. On the evidence before them the following decision was made.

DECISION:

RESOLVED that the private hire driver's licence be revoked.

REASON FOR DECISION:

The sub-committee considered that the driver was not a fit and proper person to be a licensed private hire driver. This decision was reached after consideration of:

- (a) the fact that the private hire driver had plied for hire in Wellingborough, when not licensed to do so;
- (b) the concerns raised, when licensed by East Northamptonshire District Council, in respect of:
 - i. Aggressive driving;
 - ii. Running a private hire business from home in Wellingborough when purporting to run it in Irthlingborough;

(c) the failure by the driver to attend or to acknowledge the opportunity to give an explanation to the Licensing Sub-Committee on 18 September 2017.

The meeting concluded at 2.15pm.

Chairman

The next sub-committee meeting is scheduled for Monday 20 November 2017 at 1pm.

COUNCIL MEETING – 17 OCTOBER 2017

REPORT OF THE APPOINTMENT PANEL

21 August 2017

Present: Councillor M Waters (Chairman), Councillors Graves, Griffiths, Emerson and Morrall

Mrs E Elliott, Managing Director, attended the Panel meeting as an adviser for the appointment of the Assistant Director (Deputy Section 151 Officer).

Mrs B Gamble, Director, attended the Panel meeting as an adviser for the appointment of the Assistant Director (Deputy Electoral Registration Officer and Deputy Returning Officer).

Miss J Thomas, Director attended as an adviser for the appointment of the Assistant Director (Development of the Borough).

1. APOLOGIES FOR ABSENCE

RESOLVED to note there were no apologies for absence.

2. DECLARATIONS OF INTEREST

RESOLVED to note that there were no declarations of interest.

3. EXEMPT REPORT UNDER LOCAL GOVERNMENT ACT 1972

RESOLVED that under Section 100 (A) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business because it involved the likely disclosure of exempt information on the grounds shown below:

Item No	Grounds	Para of Part 1 of Schedule 12A of the Act
4	Information relating to any individual	1

4. APPOINTMENT OF ASSISTANT DIRECTOR (DEPUTY SECTION 151 OFFICER)

The panel interviewed one candidate for the post, following discussion and scoring against the criteria set out in the person specification it was:

RESOLVED that Samantha Knowles be offered the post of Assistant Director (Deputy Section 151 Officer) at the minimum point of the salary range, and on the standard terms and conditions of the post, apart from the agreed addition of a payment, in respect of the Deputy Section 151 Officer duties.

5. APPOINTMENT OF ASSISTANT DIRECTOR (DEPUTY ELECTORAL REGISTRATION OFFICER AND DEPUTY RETURNING OFFICER)

The panel interviewed two candidates for the post; following discussion and scoring against the criteria set out in the person specification it was:

RESOLVED that Karen Denton be offered the post of Assistant Director (Deputy Electoral Registration Officer and Deputy Returning Officer) at the minimum point of the salary range, and on the standard terms and conditions of the post.

6. APPOINTMENT OF ASSISTANT DIRECTOR (DEVELOPMENT OF THE BOROUGH)

The panel interviewed three candidates for the post; following discussion and scoring against the criteria set out in the person specification it was:

RESOLVED that Vicki Jessop be offered the post of Assistant Director (Development of the Borough) at the minimum point of the salary range, and on the standard terms and conditions for the post apart from an agreed essential user car allowance payment.

Chairman

COUNCIL MEETING – 17 OCTOBER 2017

REPORT OF THE APPOINTMENT PANEL

28 September 2017

Present: Councillor M Waters (Chairman), Councillors Graves, Griffiths, Maguire and Morrall

Mrs E Elliott, Managing Director, attended the Panel meeting as an adviser for the appointment of the Assistant Director (Corporate Landlord).

1. APOLOGIES FOR ABSENCE

RESOLVED to note there were no apologies for absence.

2. DECLARATIONS OF INTEREST

RESOLVED to note that there were no declarations of interest.

3. EXEMPT REPORT UNDER LOCAL GOVERNMENT ACT 1972

RESOLVED: that under Section 100 (A) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business because it involved the likely disclosure of exempt information on the grounds shown below:

Item No	Grounds	Para of Part 1 of Schedule 12A of the Act
4	Information relating to any individual	1

4. APPOINTMENT OF ASSISTANT DIRECTOR (CORPORATE LANDLORD)

The panel interviewed two candidates for the post; following discussion and scoring against the criteria set out in the person specification it was:

RESOLVED that Adrian Piper be offered the post of Assistant Director (Corporate Landlord) at point 4 of the 5 point salary range (£52,675), and on the standard terms and conditions for the post.

Chairman

