

COUNCIL MEETING – 26 FEBRUARY 2019

REPORT OF THE PLANNING COMMITTEE

16 January 2019

Present: Councillors Morrall (Chairman), Bell (Vice-Chairman), Aslam, Graves, Griffiths, Lawman, Lloyd, Maguire, Scarborough and York.

Miss J Thomas (Director of Place and Strategic Growth), Mrs D Kirk (Senior Development Management Officer), Ms K Skingley (Senior Development Management Officer), Mr M Swann (Principal Planning Manager), Ms E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Carr attended the meeting as an observer. Councillor Hallam also attended the meeting and spoke as an objector in a personal capacity as Mr Hallam, in relation to planning application WP/18/00674/FUL and also spoke as a parish councillor on behalf of Isham Parish Council, in relation to planning application WP/18/00687/FUL).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

2. DECLARATIONS OF INTEREST

RESOLVED to note no declarations of interest were received.

3. CONFIRMATION OF MINUTES – 5 DECEMBER 2018

RESOLVED that the minutes of the planning committee held on 5 December 2018, be confirmed and signed.

4. REPORT OF THE DIRECTOR OF PLACE AND STRATEGIC GROWTH

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

5. PLANNING APPLICATION WP/18/00674/FUL – LAND AT THE REAR OF 102 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00674/FUL, for a full planning application for the creation of a new vehicular access and wall, to provide access to land associated with 102 Orlingbury Road – amended address and description on land at the rear of 102 Orlingbury Road, Isham for Mr Stairs.

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 of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 15/01/2019 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from an objector, the parish council 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 objector who was a neighbour and lived at 104 Orlingbury Road had concerns that there was no planning approval for activity to the rear of 98 Orlingbury Road, which the applicant also owned; he had concerns that there was no formal indication of what development was going to be built or happen at the rear of the property in the future. The objector also had concerns regarding the Sycamore tree that had already been removed by the applicant from the highway boundary of 102 Orlingbury Road; he reported that the council's landscape officer was going to recommend for a Tree Preservation Order to be placed on the tree; he added that the whole area had Ash trees and this was the only non-Ash tree. The objector also referred members to the comments made by Highways in the report. He stated that Orlingbury Road was a 'rat run' for vehicles, due to ongoing development and work shift patterns.

The representative on behalf of the parish council objected to the close proximity of the multi-access; she stated that the road was busy due to working shift times, morning and evening and school runs and reported there had been 470 speeding cars in 24 hours along that road; she added that police use a speed van in that area and there had been two accidents where vehicles had overturned. She stated that considerable works had already taken place and questioned if these works needed planning permission. She added there was a sharp bend and no footpaths or pavements along this road and pedestrians have to walk on the road.

A member asked the parish council if they had pursued their concerns regarding development at the proposal site with the council and she confirmed they had. The director responded to say that the site had been visited by a planning enforcement officer and if there had been any concerns this would have been picked up by the planning enforcement officer on site.

The applicant then spoke and explained that he also purchased the house next door (98 Orlingbury Road) because of the 1.3 acres of land to the rear which wraps around with stables and a manège. His family enjoy riding and he did not want to bring horses through his landscaped garden and in time he would purchase a horse box. He reported he had no plans for a livery yard as had been rumoured and the use was for recreation only.

The chairman then invited the committee to determine the application.

Several site viewing members reported on the site visit commenting that it made sense to bring the horses out of a separate access and saw no reason to object it; there was nothing that could be done about the Sycamore tree as it had been removed; they considered the paddock looked nice and the site was tidy; there were no concerns in relation to the access and a member reported that during the site visit, he counted four cars and one van in 20 minutes driving along Orlingbury Road.

A member commented that 102 Orlingbury Road had its permitted development rights removed and asked if this would include the change to the title areas of 98 Orlingbury Road. The director and legal adviser explained that 102 Orlingbury Road has the existing part of the adjacent property (98 Orlingbury Road) and this area does not have any permitted development rights removed.

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

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

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

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
Drawing No. KQ12773-001 Rev A - Proposed Access Plan and Elevations (registered 4 January 2019)
Drawing No. KQ12773-002 Rev B - Site Location Plan (registered 3 December 2018)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The wall, gates and railings hereby permitted shall be constructed only of materials of a type and colour which match those of the existing boundary wall of 102 Orlingbury Road.

Reason: To ensure that the new work harmonises with the existing and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

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

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

5. 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) (ii) of the North Northamptonshire Joint Core Strategy.

6. Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres 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) (ii) of the North Northamptonshire Joint Core Strategy.

7. The gates at the point of access hereby permitted shall be hung to open inwards only, away from the highway.

Reason: To enable a vehicle to stand clear of the highway while the gates are operated, in the interests of highway safety and in accordance with Policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. PLANNING APPLICATION WP/18/00687/FUL – 1B SOUTH STREET, ISHAM

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00687/FUL, for an attic conversion to include a dormer window on front elevation, window in first floor front gable elevation and conservation roof-lights in front and side elevations and single storey rear extension. An amended plan showing landscaping/trees on site at 1B South Street, Isham for Mrs J Coles.

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 of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 15/01/2019 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from an objector and the parish council.

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

The objector considered the proposal would be detrimental to her and her neighbours who live in Town Close which back onto the rear boundary of 1B South Street; she had concerns for the trees in the garden which screen the bungalow from her home and wouldn't want these to be removed in the future; she felt the gable window would be in direct line with her bedroom and would encroach on her privacy; and the extension would compromise her house and her garden; she ended by saying that Isham does not need anymore 4 bedroom homes but more diversity in its housing stock.

The representative on behalf of the parish council reporting that the bungalow fits well in the conservation area but felt the extension was tight as the back of the garden is dark. He felt the window at the rear would result in direct overlooking and suggested the roof could be opened out as he felt the dormer window was not appropriate.

In relation to the comment concerning the dormer window, it was confirmed that this fronts onto the road, so would not impact on the objector.

The chairman then invited the committee to determine the application.

Site viewing members had no objections; they also felt the bungalow sat nicely in the conservation area and looked like it had always been there.

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

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

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

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:

Unreferenced Site Location Plan (registered 7 November 2018)
Drawing No. ROC/PD/564/101 - Proposed Block Plan (registered 7 November 2018)
Drawing No. ROC/PD/564/100 Rev B - Existing and Proposed Floorplans and Elevations (registered 2 January 2019)
Drawing No. ROC/PD/564/200 Rev B - Proposed Site Plan (registered 2 January 2019)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. All trees identified on the proposed site plan (Drawing No. ROC/PD/564/200 Rev B) 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.

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 (b) and (e) of the North Northamptonshire Joint Core Strategy.

7. PLANNING APPLICATION WP/18/00688/FUL – LAND TO THE REAR OF 31 EDWARD ROAD, IRCHESTER

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00688/FUL, for the erection of one bungalow with associated garden area and parking on land to the rear of 31 Edward Road, Irchester for Mr Groome.

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 of place and strategic growth recommended that the planning application be refused for the reason set out in the report.

The site viewing group visited the site on 15/01/2019 and a record of the visit was set out in the circulated notes.

The site viewing members made several comments concurring with the officer's report for refusal; they felt strongly that it was clearly overdevelopment which didn't comply with national space standards and should be refused; another member commented that this was the worst example of 'garden grabbing' he had ever seen and it did not even leave a garden for 31 Edward Road; a comment was also made that it was against policy.

The chairman then invited the committee to determine the application.

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

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

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

1. The proposed development would constitute over development of the site. The scale, form and design of the proposed dwelling would not respect or enhance the local character or respond to the sites immediate and wider context and would introduce a cramped and contrived form of development, with inadequate minimum gross internal floor area and storage to comply with the national space standards for the new dwelling. There would be inadequate private amenity space and allocated parking to serve both the existing and proposed dwelling. The proposed development would be contrary to policies 8 (b) (ii), 8 (d) (i), 8 (d) (ii) 8 (e) (i) and 30 (b) of the North Northamptonshire Joint Core Strategy; policy 1 of the Irchester, Knuston and Little Irchester Neighbourhood Plan and advice contained within paragraph 127 of the revised National Planning Policy Framework.

8. PLANNING APPLICATION WP/17/00420/ADV – MARKET SQUARE, ORIENT WAY, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/17/00420/ADV, for freestanding metal Wellingborough market sign and outdoor flags on the Market Square, Orient Way, Wellingborough for Mr B Hawkins.

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 of place and strategic growth recommended that the planning application to grant advertisement consent 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 Griffiths that the planning application be approved and this was seconded by Councillor Morrall.

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

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

1. This consent relates to the following amended drawing received 3 December 2018. - Sign Details drawing reference 4388/21B

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

2. Notwithstanding the details hereby submitted, the advertisement consent relates to Items 1 and 4 only as shown on the location plan and document entitled 'Plans for advertising consent Market Square, Wellingborough' dated June 2017.

Reason: In order to clarify the terms of the consent.

3. This consent shall be restricted to a period of five years from the date of the consent. On or before the expiry of five years the advertisement/s shall be removed and the building (land) reinstated.

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

4. 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.

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. 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.

9. PLANNING APPLICATION WP/18/00386/FUL – LAND BETWEEN THE RYLSTONE AND PARK FARM WAY, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/18/00386/FUL, for a full planning application for the development of a petrol filling station plus associated convenience store and food retail unit and a drive-thru coffee shop together with the construction of internal roads, car parking and all associated engineering and landscape works on land between The Rylstone and Park Farm Way, Wellingborough for Mr T Jeremiah.

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 of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The ward councillor stated that the Rylstone should be referred to as 'The Rylstone'.

The senior development management officer referred the members to the late letters' list, in relation to a number of amendments to the conditions. She referred to conditions 1 and 9 following receipt of amended plans; condition 13 following comments from the environmental protection officer (noise) and three other conditions requested by the local lead flood authority.

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

The agent from WYG spoke on behalf of the applicant, Euro Garages Limited. She reported that the applicant was an international operator in Europe, America and Australia; the application is for a petrol filling station and associated convenience store and drive-thru coffee shop; the proposal would bring the creation of 40 jobs and training; she added that it accords with planning policies and was a sustainable development; the proposal would integrate in its location, be well maintained, managed and landscaped, including additional planting within the site and boundaries; and would support the local economy and employment opportunities during the construction.

The agent asked the committee if consideration would be given to amending the conditions in the report referring to opening hours. She requested 6 am – 11 pm for the petrol filling station and 6 am – 10 pm for the drive-thru coffee shop.

The chairman then invited the committee to determine the application.

The ward councillor asked about the three metre wide new cycle/footpath link as this was a very important part of the scheme. It was confirmed that this was in place.

Clarification was sought as to when work would be started if it was approved and it was confirmed that this would be within 6 months.

A member asked the question in relation to the viability of opening times and whether they would look to amend and extend the opening times in the future. The agent would request further work in consultation with the council's environmental health officer (noise) regarding their position. With the acoustic fence being included there should not be any impact on local residents.

Another question was asked in relation to waste collection and deliveries and vehicles being restricted to move in and out, only if spaces were empty for them to do so. A comment was also made by a member that this proposal was positioned near to a big distribution industrial estate that had no catering or

petrol filling stations and would there be some restriction for the use of the petrol filling station in relation to HGVs. It was confirmed that this would be managed by the operator with a service management plan and the site would be managed to make it safe.

In response to the above questions and comments it was reported that deliveries may impinge on car parking spaces but there would be no public access during those times as it would be closed. With regard to HGV refuelling, this petrol filling station and site was not designed for HGVs. The petrol filling station would need a higher canopy for HGVs to use it. HGVs would not be allowed access. Members were concerned and suggested a sign be installed to stop any access of HGVs and the applicant was happy to accept this as a condition as the site was not designed for HGVs.

A member referred to the comment by the county council for two fire hydrants and commented that this had not been conditioned. The director responded that this was not CIL compliant and the council cannot request this. The agent stated the applicant would take all the appropriate measures to make it safe.

The agent reported that the nearest Euro Garage petrol sites to here were around junction 7, off the A14 and the A45, near to the M1 junction.

In relation to the opening hours, the senior development management officer explained to members the layout of the site in relation to the surrounding properties; and also the location of the 2 metre high wall and 1.5 metre high acoustic fence to protect residents from the courtyard area of the petrol filling station.

The ward councillor welcomed the scheme for this area; providing a convenience store for the Wordsworth estate and also a valuable resource for those working at Park Farm Industrial Estate. He commented that the houses would be close to the petrol filling station and new coffee shop drive-thru and would like to test it before agreeing to any increase in opening hours. The applicant could then come back to committee.

Councillor Scarborough moved an amendment to the proposal in relation to the opening times for the petrol filling station hours opening from 6 am – 11 pm and the coffee shop drive-thru from 6 am – 10 pm; also a condition for a 'no access for HGVs' sign. Councillor Griffiths seconded the amendment.

Several members commented that they were delighted to see the scheme and supported it; they welcomed the convenience it would bring for local residents and also the local employment; members were pleased to see the cycle/footpath link suitable for people to use in that area; and considered it would nicely finish off the site.

It was proposed by Councillor Scarborough that the planning application be approved and this was seconded by Councillor Griffiths, with the amendment of conditioning the opening hours of the petrol filling station from 6 am – 11 pm and the coffee shop drive-thru from 6 am – 10pm; and also a condition for a 'no access for HGVs' sign. This became the substantive motion.

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

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

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
1573/1 (site location plan scale 1:1250) received 14 June 2018;
1573/3 (k) (planning site layout) received 14 January 2019;
1573/4 (pfs plans and elevations) received 14 June 2018;
1573/5 (drive through coffee shop plans and elevations received 14 June 2018; 1573/6 (c) (site elevations) received 14 January 2019;
3935/01 Rev A (landscape layout) received 6 December 2018;
1573 9 (c) (site sections) received 14 January 2019;
72001 Rev P02 (proposed drainage general arrangement) received 6 December 2018;
Express Wellingborough Combined (horizontal illuminance (lux) received 6 December 2018;
Fuel Storage Feasibility Assessment (ref: 18/0806 FSFA) by Geo2, dated August 2018 received 24 September 2018;
Express Wellingborough Combined Post Mount Bottom LED lighting surrounded by aluminium cut off together with housing received 9 July 2018.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. 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 policies 8 (b) (i) and 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

5. No building shall be occupied until the car/vehicle parking areas 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.

6. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plan reference 1573/3 (k) (planning site layout) received 14 January 2019 has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

7. All soft landscape works shall be carried out in accordance with the approved details shown on drawing number 3935/01 Rev A (landscape layout) received 6 December 2018 no later than during the first planting season following the date when the development of each unit hereby permitted is ready for occupation or in accordance with a programme to be agreed in writing with the local planning authority. 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, 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.

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

8. A landscape management plan for a minimum period of 5 years, including long term design objectives, management responsibilities and a schedule of landscape maintenance with details of the arrangements for its implementation for all landscaped open space and public amenity areas, shall be submitted to and approved in writing by the local planning authority prior to the initial occupation of the development or the completion of any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in full accordance with the approved details.

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

9. Notwithstanding the details shown on drawing numbers 1573 3k received on 14 January 2019 and J7/01166 received on 20 December 2018 prior to the first occupation of the development hereby permission full details of the proposed boundary treatment of the site should be submitted to and approved in writing by the local planning authority. These details shall including plans showing the locations of existing, retained and proposed new boundary treatments, including details for the prevention of access to secure areas by unauthorised personnel and be accompanied by scaled drawings indicating the positions, height, design, materials, type and colour of proposed treatments. The one metre high bow top fencing shall be replaced with an appropriately high and designed acoustic fence. The approved details shall be implemented before the first use of the buildings/use hereby permitted and shall be retained thereafter.

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.

10. Prior to the occupation of any part of the development, details of the proposed CCTV coverage of the site shall be submitted to and approved in writing by the local planning authority. This shall include details of the CCTV poles and cameras, their siting and area of coverage. The approved details shall be installed on the site prior to the first use of any building and shall be retained thereafter.

Reason: To reduce the likelihood of crime, disorder and anti-social behaviour occurring in accordance with policy 8 (e) (vi) of the North Northamptonshire Joint Core Strategy.

11. The installation of the underground tanks shall not commence until such time as a scheme to include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the

details approved, or any changes subsequently agreed, in writing, by the local planning authority.

Reason: To ensure that the underground storage tanks do not pollute underlying groundwater (Principal Aquifer) in line with paragraph 170 of the National Planning Policy Framework.

12. The proposed petrol filling station shall not be open for business, nor shall lighting be illuminated nor supplies of fuel be delivered thereto outside the hours of:
06:00 hours and 23:00 hours Monday to Sunday and on Bank holidays;

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

13. The drive thru coffee shop shall not be open for business, nor shall lighting be illuminated nor deliveries made including waste services thereto outside the hours of:
06:00 hours and 22:00 hours Monday to Sunday and on Bank Holidays

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

14. No building or use hereby permitted shall be occupied or the use commenced until the proposed external lighting is fitted exactly to the hereby approved luminaire specifications, namely full cut off lighting and upward tilt angles of between 0 and 5 degrees. The upward tilt angles as stated for each luminaire shall be adhered to in perpetuity to prevent future less environment friendly modifications.

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

15. No construction works shall take place until engineering and construction details have been submitted to and approved in writing by the local planning authority. The details should include specifications and extents of carriageways, footway/cycleways, and all other elements of the highway works. The approved works shall be completed as approved prior to the development being brought into use.

Reason: In the interest of highway and pedestrian safety and to accord with policy 8 (a) (ii) of the North Northamptonshire Joint Core Strategy.

16. The rating level of noise emitted from proposed plant (including ventilation, refrigeration, air conditioning and air handling units), processes and equipment to be installed on the petrol filling

station/associated retail unit and drive thru coffee shop (determined using BS4142:2014) shall be at least 5dB below the existing background noise level LA90 during both the daytime period (07.00-23.00) and the night time period (23:00 - 07:00 hours).

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

17. Light trespass into the windows of any sensitive premises shall not have a vertical illuminance greater than 5 lux.

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

18. Light trespass shall not exceed a level of 5 lux beyond 5 metres from the boundary of the site.

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

19. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

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

20. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Drainage Strategy, report ref. no. 070038-CUR-00-XX-RP-Z-00001, Rev. V01, Issue Date 06 September 2018, prepared by Curtins Consulting Ltd 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 and shall include a proposed maximum l/s/ha discharge rate to be agreed in writing by the local planning authority in consultation with the local lead flood authority. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

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 North Northamptonshire Joint Core Strategy.

21. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the local planning authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including 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 arisings generated from the site.

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 North Northamptonshire Joint Core Strategy.

22. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Drainage Strategy, report ref. no. 070038-CUR-00-XX-RP-Z-00001, Rev. V01, Issue Date 06 September 2018, prepared by Curtins Consulting Ltd has been submitted in writing by a suitably qualified independent drainage engineer and approved by the local planning authority The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles;
 - b) Any As-Built Drawings and accompanying photos;
 - c) Results of any Performance testing undertaken as a part of the application process (if required/necessary);
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc;
 - e) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

23. There shall, at no time be any facility for the fuelling of HGV's within the site.

Reason: In the interests of highway safety and to comply with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

10. PLANNING APPLICATION WP/18/00665/FUL – 41 MAIN ROAD, GRENDON

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/18/00665/FUL, for a single storey extension, with slate roof to match existing, facing brickwork to match existing and double glazed doors at 41 Main Road, Grendon for Ms Smith.

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

The director of place and strategic growth 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 Morrall that the planning application be approved and this was seconded by Councillor Bell.

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

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

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:

Drawing: 18/S303/100b (registered 18 December 2018)

Drawing: Location and Block Plan - 18/S303/101 (registered 25 October 2018)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the

appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

11. PLANNING APPLICATION WP/18/00666/FUL – 24 GOLD STREET, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/18/00666/FUL, for the demolition of an existing dwelling and the construction of a new apartment building containing 7 one bedroom apartments and 2 two bedroom apartments at 24 Gold Street, Wellingborough for Mr Barker.

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 of place and strategic growth 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 that the planning application be approved and this was seconded by Councillor Bell.

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

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

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following details:

Site location plan - Drawing 0553-000-P2 (registered 30 October 2018)
Second Floor Plan - Drawing 0553-112-P4 (registered 3 December 2018)

Roof Plan - Drawing 0553-113-P2 (registered 3 December 2018)

Elevation - Drawing 0553-300-P7 (registered 3 December 2018)

Elevations - Drawing 0553-301-P8 (registered 3 December 2018)

Section - Drawing 0553/205/P1 (registered 13 December 2018)

Site Plan - Drawing 0553-100-P8 (registered 18 December 2018)

Proposed Ground Floor Plan - Drawing 0553-110-P3 (registered 30 October 2018)

Proposed First Floor Plan - Drawing 0553-111-P3 (registered 30 October 2018)

Street Elevation - Drawing 0553-310-P8 (registered 30 October 2018)

Reason: To ensure the development is carried out in accordance with the approved plans and to ensure a satisfactory form of development.

3. No development above slab level shall take place until samples of the external facing materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. No development shall take place within the area indicated (including any demolition) 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. The development shall be carried out in accordance with the approved programme details.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the emerging North Northamptonshire Joint Core Strategy policy 2d) and the NPPF at paragraph 199.

5. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and 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.; 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, 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 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

6. The premises shall be used for C3 (a) use only and for no other purpose including any other purpose in Class C3 of Part C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Other uses within this Use Class may not be appropriate in these premises by reason of restricted parking provision.

7. The trees shown on the approved Site Plan - Drawing 0553-100-P8 (registered 18 December 2018) shall be protected in accordance with BS5837:2012 ('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.

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

8. Notwithstanding the details shown on the approved plans, no development shall take place above slab level until a scheme of boundary treatments has been submitted to and approved in writing by the local planning authority. The approved scheme shall then be implemented prior to first occupation of the development in accordance with the approved details. The submitted details will show the type and height of fences, hedges, walls or other means of enclosure. The approved boundary treatment shall subsequently be retained thereafter.

Reason: In the interests of residential amenity and design in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

9. No development shall take place above slab level until the applicant has submitted details to the local planning authority for approval which demonstrate the security measures for the building and the site, and evidence to show how these measures will be adequately installed and

maintained. The security measures shall be implemented prior to first occupation of the development and in accordance with the approved details and retained as such thereafter.

Reason: In order to reduce crime and disorder and the fear of crime in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to the occupation of the development hereby approved the shared driveway and access area must be constructed and laid out a minimum of 4.5 metres wide for a distance of 10 metres in rear of the highway boundary and paved with a hard bound surface for a minimum of 5 metres in rear of the highway boundary in order to prevent loose material being carried onto the public highway. The access point and shared driveway shall be retained as such thereafter.

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

11. Notwithstanding the details shown on the approved plans, prior to the first occupation of the development hereby permitted, full details of the proposed covered 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 policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

12. Prior to the first occupation of development hereby approved a positive means of drainage must be installed to ensure that surface water runoff from the driveway does not discharge onto the highway.

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

13. Prior to the first occupation of the development hereby approved, pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6 metres 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) of the North Northamptonshire Joint Core Strategy.

14. The development hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day for each residential unit 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 the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

15. The windows to all bathrooms and en-suites as identified on the approved ground floor, first floor and second floor layout plans shall be glazed with obscure glass. The level of obscurity shall be a minimum level 3 of the Pilkington range of textured glass or equivalent. The windows shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: In the interests of privacy and residential amenity for future occupiers and existing neighbouring properties in accordance with policy 8 (e) of the North Northamptonshire Joint Core Strategy.

16. Prior to the commencement of the development including any demolition a site specific Construction Environmental Management Plan must be 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:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Councils Environmental Protection Team.
- All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:
08:00 hours and 18:00 hours on Mondays to Fridays and 08:00 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.
- Control measures for dust and other air borne pollutants.
- Procedures for emergency deviation of the agreed working hours.
- 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 demolition and construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of protecting residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

17. The access, shared driveway and parking area hereby permitted as shown on the approved Site Plan - Drawing 0553-100-P8 (registered 18 December 2018) shall be permanently made available and accessible for the occupier of no. 32 Gold Street (land edged in blue on the approved site plan) for parking and access purposes.

Reason: To ensure the development provides adequate and suitable access and parking provision for the adjacent property no. 32 Gold Street (edged in blue) which is within ownership of the applicant. This

will ensure the development accords with highway safety and parking provision in line with policy 8 of the North Northamptonshire Joint Core Strategy.

18. The bin store shown on approved Site Plan - Drawing 0553-100-P8 (registered 18 December 2018) shall be made available for use prior to the first occupation of the approved development and shall be permanently made available and accessible for the occupiers of the approved units.

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 DECISIONS

RESOLVED to note the following annexed circulated decision letters, dated:

- (i) 07/12/2018, for the proposed development for the erection of two dwellings and associated access and parking at 18 Havelock Street, Wellingborough, be allowed; and an award for costs be refused;
- (ii) 31/12/2018, for the proposed development for the erection of a single dwelling and formation of a vehicular access at Dungee Corner, Harrold Road, Bozeat, which was dismissed.

Councillor Griffiths congratulated the planning officers for their achievements last year which he considered secured this council's decision making process in relation to planning. Councillor Scarborough responded that he considered it to be of a 'gold standard' and the chairman commented on how hard the planning team work and was delighted to be chairman of this 'gold standard'.

Chairman

The meeting closed at 8:20pm.