

**MINUTES OF THE MEETING OF
THE BOROUGH COUNCIL OF WELLINGBOROUGH
HELD AT SWANSPool HOUSE, WELLINGBOROUGH
ON TUESDAY 2 APRIL 2019**

Present: The Mayor, Councillor M Ward and Councillors Abram, Allebone, Anslow, Aslam, Beirne, Bone, Carr, Ekins, Emerson, Francis, Graves, Griffiths, Hallam, Harrington, Henley, G Lawman, L Lawman, Lloyd, Morrall, Partridge-Underwood, Patel, Scarborough, Simmons, Skittrall, Stevenson, Walia, M Waters, V Waters and Watts.

Officers present: Mrs L Elliott, (Managing Director), Miss J Thomas, (Director/Monitoring Officer), Mr S Darcy, (Director/S151 Officer), Miss K Denton, Mrs V Jessop, Mr A Piper, (Assistant Directors), Mr S Whiteley (Electoral services Team Leader), Miss B Cox (Communications Officer), Mr G Betts (Mayor's Sergeant) and Mrs C A Mundy (Democratic Services Officer - Committees).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Bailey, Bell, Gough, Henley, Scanlon and York.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, the following declaration was made:

Name	Item	Reason
B Skittrall	Development Committee - Minute 5 Wellingborough BID	Registerable – BCW appointed director on the BID

3. PRESENTATION OF LONG SERVICE AWARD TO MRS C HAYBYRNE

The report of the director of place and strategic growth was received in relation to the long service award for Mrs C Haybyrne.

Mrs Haybyrne joined the council in February 1979, serving the council for 40 years. The Mayor, Councillor Ward, thanked Mrs Haybyrne for her years of service to the council and presented her with a gift of an 'One4All' voucher and also presented her Husband, Mr M Haybyrne with a garden voucher.

RESOLVED that the long service award presented to Mrs C Haybyrne for 40 years' service to the council be noted.

4. PRESENTATION OF SCROLL TO HONORARY FREEMAN MR G BLACKWELL

The mayor welcomed Honorary Freeman Blackwell to the meeting. He had been admitted as an Honorary Freeman at a special council meeting, held on Friday 29 March, for his eminent service to the council and the community. The leader spoke about Mr Blackwell's dedication to the people of the borough generally and particularly to those in his ward of Earls Barton.

Mr Blackwell, signed the roll of honorary freeman and was presented with a framed scroll by the mayor.

He then addressed the meeting and thanked the council for bestowing the honour upon him.

RESOLVED that the congratulations of the council be extended to Honorary Freeman Blackwell.

5. MINUTES OF THE COUNCIL MEETING OF 26 FEBRUARY 2019

The minutes of the council meeting held on 26 February 2019 were received.

RESOLVED that the minutes of the council meeting of 26 February 2019 be confirmed and signed.

6. QUESTIONS/PETITIONS/REQUESTS TO ADDRESS THE MEETING

RESOLVED that no questions, petitions or requests to address the meeting had been received.

7. MINUTES TO NOTE

The minutes of the following meeting was received to note:

Planning Committee 13 March 2019

RESOLVED that the minutes of the above meeting be noted.

8. PARTNERSHIPS & PERFORMANCE COMMITTEE – 14 JANUARY 2019

The minutes of the partnerships and performance committee of 14 January 2019 were received.

Councillor Maguire asked that it be noted that he had submitted apologies for that meeting but they had not been recorded therein. This was noted.

RESOLVED that the minutes of the partnerships and performance committee of 14 January 2019 be adopted.

9. DEVELOPMENT COMMITTEE – 18 MARCH 2019

The minutes of the development committee of 18 March 2019 were received.

Councillor Maguire made reference to minute 5 – Wellingborough BID and expressed his disappointment that the council had chosen not to support the BID. He also commented on the way that the representative from the BID had been spoken to during the meeting and the intense questioning he had received from members. He called upon the chairman to write a letter of apology to Mr Cable. This concern was also reiterated by Councillor Anslow who also considered that the questioning had been aggressive, and on occasion, rude.

Councillor Ekins responded to this and considered that Mr Cable had arrived at the meeting and was unprepared for the questions that councillors wanted answering about the future business plan. Reference had been made to events which the council, not the BID, had put on during the previous year with no evidence of future plans of how the town centre would be promoted moving forward.

Councillor Griffiths, who had been an observer at the meeting, considered that the questioning had been fair and necessary to enable the committee to make a full decision on the choice before them.

Councillor Partridge-Underwood was concerned that there was an implication that the Conservative group had been told which way to vote, he clarified that everyone had the right to vote how they wished on this item, he considered that the responses to the questions had not been informative and that the BID did not appear to have a vision for the next five years. He had also been mindful that Wellingborough would have been the only council within the new proposed unitary that would have been involved in a BID. The results of the vote by the levy payers had been 68 in favour of continuing with the BID and 74 against.

Councillor Scarborough had not attended the meeting but on reading the report had concerns over the content of the business plan. He considered that there needed to be a clear vision for the town centre and plans should be in place for the future of the town centre including the future development of High Street, the multi-storey car park, Midland Road and empty properties in Silver Street.

The chairman responded to the comments made, and clarified that he would not be writing a letter of apology to Mr Cable, who he had spoken to after the meeting and thanked for attending. He shared the concern of other members about the business plan, which had not taken into account the 'changing High Street'. The council had put on both the 'Beach' and the 'Christmas Lights Switch-on' events and the BID business plan gave no indication of new events that would be put on to encourage footfall. The council had in place a 10 point plan for the town centre and would work with the Chamber of Commerce

and the Town Centre Partnership to move this forward whilst taking into account the heritage of the town centre.

He proposed the adoption of the minutes, and this was seconded by Councillor Partridge-Underwood.

Councillor Maguire asked that his vote against the decision on the BID item be recorded; Councillors Aslam, Emerson, Francis and Skittrall asked that it be noted that they abstained from voting.

RESOLVED that the minutes of the development committee of 18 March 2019 be adopted.

10. RESOURCES COMMITTEE – 20 MARCH 2019

The minutes of the resources committee of 20 March 2019 were received.

Councillor Griffiths made reference to minute 5 – Terms and Condition of Employment and informed members that he had received three emails from staff thanking members for putting in place the changes to the redundancy pay multiplier to make sure that the council's terms and conditions were comparable with others in the county.

Reference was made to minute 7 – Capital Programme Monitoring and an update was requested on progress with the artificial turf pitch at Redwell. The chairman was able to confirm that work would start in October on this and a member briefing note would be issued in due course about the commencement and general improvements that would be needed at Redwell Leisure Centre.

Reference was made to minute 8 - Capital and Investment Strategy for the medium term and the recommendation therein, the mayor put this to the vote and it was declared carried.

Minute 9 – Prudential Indicators and Treasury Management Strategy was also referenced and the recommendation therein was put to the vote and declared carried.

RESOLVED that:

- (i) approval be given to the capital and investment strategy;
- (ii) approval be given to the treasury management strategy;
- (iii) approval be given to borrowing being considered as a source of financing for certain capital schemes, based on a strong business case for investment and revenue returns to cover the costs;
- (iv) the minutes of the resources committee of 20 March 2019 be adopted.

11. ANNUAL BUSINESS PLAN 2019-20

The annexed circulated report of the managing director was received to seek approval of the 2019-20 annual business plan which was appended to the report.

Following a members briefing session in March 2019 the annual business plan had been updated to incorporate the priorities and projects for 2019-20 as discussed with councillors and management team.

Members referred to the achievements of 2018-19 and the ambitious projects agreed for the future, both of which were appended to the report. The leader confirmed that there would be challenging and exciting times ahead for the council. He praised, and thanked, officers for the work that had been undertaken to bring over 60 projects forward, which had either been completed or were progressing during the last year and praised the fantastic achievement of all involved.

Councillor Waters particularly referred to the International Waendel Walk which was celebrating its 40 year anniversary and encouraged everyone to participate, and to encourage others to attend the event this year.

The mayor put the recommendation to the vote and this was declared carried.

RESOLVED that the annual business plan 2019-20 be approved.

12. COMMITTEE SEAT APPOINTMENTS – PROPOSED AMENDMENTS FOR 2018-19

The annexed circulated report of the managing director was received in relation to the committee seat appointments for the remainder of the municipal year 2018-19.

The leader presented the report, and in doing so cautioned members of the perils of social media and reminded all that care needed to be taken on what members posted and that members needed to be aware of the members code of conduct which also applied to social media posts.

He proposed the following update to the report and appointments to committees:

- Audit Committee – Councillor Gough and Councillor York be replaced by Councillor Skittrall (as Vice-Chairman) and Councillor Walia;
- Services Committee – Councillor Gough be replaced by Councillor L Lawman;
- Appointments, Investigating and Disciplinary Committee – Councillor Gough be replaced by Councillor Anslow;
- Planning Committee – Councillor York be replaced by Councillor M Waters;

- Standards Committee – Councillor York be replaced by Councillor Griffiths;
- International Waendel Walk Weekend Steering Group Councillor York be replaced by Councillor Harrington;
- Councillor Griffiths to remain on licensing committee;
- Councillor Harrington be appointed as Armed Forces Champion.

Reference was also made to the appointment of members to the North Northamptonshire Joint Committee, which would not meet until such time as the decision was known from the Secretary of State.

It was proposed that the following councillors be appointed thereto:

Councillor M Griffiths;
 Councillor S T Partridge-Underwood;
 Councillor A Scarborough;

Substitutes:

Councillor B Graves;
 Councillor T Allebone;
 Councillor E Francis.

On being put to the vote the recommendations were declared carried.

RESOLVED that approval be given to the following removals/appointments to committee:

- (i) Audit Committee - Councillor Gough and Councillor York be replaced by Councillor Skittrall (as Vice-Chairman) and Councillor Walia;
- (ii) Services Committee - Councillor Gough be replaced by Councillor L Lawman;
- (iii) Appointments, Investigating and Disciplinary Committee - Councillor Gough be replaced by Councillor Anslow;
- (iv) Planning Committee - Councillor York be replaced by Councillor M Waters;
- (v) Standards Committee - Councillor York be replaced by Councillor Griffiths;
- (vi) International Waendel Walk Weekend Steering Group Councillor York be replaced by Councillor Harrington;
- (vii) Councillor Griffiths to remain on licensing committee;
- (viii) Councillor Harrington be appointed as Armed Forces Champion.
- (ix) Councillors Griffiths, Partridge-Underwood and Scarborough be appointed to the North Northamptonshire Joint Committee with Councillors Allebone, Graves and Francis being appointed as substitutes.

Other councillors reiterated the concern of the leader about the use of social media.

Councillor Maguire, on behalf of the Labour group, noted that this was the Mayor's last council meeting and thanked him, for the professional way that he had chaired all council meetings during the municipal year; this sentiment

was echoed by other members. The mayor thanked councillors for their kind words.

13. CORRESPONDENCE, COMMUNICATIONS AND OTHER BUSINESS BROUGHT FORWARD BY THE DIRECTION OF THE MAYOR OR THE CHAIRMAN OF THE MEETING

There being no further business the mayor closed the meeting at 8.10pm

Mayor

The meeting concluded at 8.10pm.

**MINUTES OF THE ANNUAL MEETING OF THE
BOROUGH COUNCIL OF WELLINGBOROUGH
HELD AT SWANSPOOL HOUSE, WELLINGBOROUGH
ON TUESDAY 21 MAY 2019**

Present: The Mayor, Councillor M Ward and Councillors Abram, Allebone, Aslam, Bell, Beirne, Bone, Carr, Ekins, Francis, Gough, Griffiths, Hallam, Harrington, Henley, G Lawman, L Lawman, Lloyd, Maguire, Morrall, Partridge-Underwood, Patel, Scanlon, Scarborough, Simmons, Skittrall, Stevenson, Walia, M Waters, V Waters, Watts and York.

Officers present: Mrs L Elliott (Managing Director), Miss J Thomas (Director/Monitoring Officer), Mr S Darcy (Director), Miss K Denton, Mrs V Jessop, Mr A Piper and Mr E Symons (Assistant Directors), Mrs S Gibson (Deputy Mayor's Sergeant), Mrs E Robinson (Democratic Services Assistant), Mrs F Hubbard and Mrs C A Mundy, (Democratic Services Officers).

(Prayers were said before the commencement of the meeting).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Anslow, Bailey, Emerson, and Graves.

2. DECLARATIONS OF INTEREST

RESOLVED to note that there were no declarations made by councillors.

3. ELECTION OF THE MAYOR FOR THE MUNICIPAL YEAR 2019-20 AND APPOINTMENT OF HER CHAPLAIN

Nominations were invited for the election of the mayor of the borough of Wellingborough for the municipal year 2019-20.

It was moved by Councillor Partridge-Underwood and seconded by Councillor Henley and **RESOLVED** that Councillor **Joanne Clare Beirne** be elected to the office of the mayor of the borough of Wellingborough for the municipal year 2019-20.

Councillor Beirne made her declaration of acceptance of office, was invested with the insignia of office, and took her seat as mayor.

The mayor appointed Elder Peter Skinner from The Church of Jesus Christ the Latter Day Saints, as her chaplain for 2019-20.

The mayor then welcomed her family, friends, distinguished guests, honorary freeman, and fellow councillors to the annual meeting of the council and presented her inaugural speech as mayor.

4. PRESENTATION OF PAST MAYOR BADGE

RESOLVED that the council record its appreciation to the immediate past mayor, Councillor Ward, for the service he had given to the council, and to the borough, during his year of office.

The Mayor, Councillor Beirne, presented a badge to the immediate past mayor to commemorate his term of office in 2018-19.

5. ELECTION OF THE DEPUTY MAYOR FOR THE MUNICIPAL YEAR 2019-20 and APPOINTMENT OF HIS DEPUTY MAYORESS

Nominations were invited for the election of the deputy mayor for the municipal year 2019-20.

It was moved by Councillor Griffiths, seconded by Councillor Scarborough and **RESOLVED** that **Councillor Malcolm John Seeney Ward** be appointed to the office of the deputy mayor of the borough of Wellingborough, for the municipal year 2019-20.

The deputy mayor made his declaration of acceptance office and was invested with the insignia of office by the retiring deputy mayor, Councillor Paul Bell.

The mayor announced that the deputy mayor had appointed Mrs Lesley Rankin to be his deputy mayoress. The retiring deputy mayoress, Mrs Bell, invested the deputy mayoress with her chain of office.

6. REPORT OF THE MANAGING DIRECTOR ON COMMITTEE ARRANGEMENTS, SEAT ALLOCATIONS AND APPOINTMENTS FOR THE MUNICIPAL YEAR 2019-20; APPROVAL OF THE CALENDAR OF MEETINGS AND TO AUTHORISE THE USE OF THE COMMON SEAL.

The report of the managing director was received in relation to the committee seat allocations, appointments to committees, appointment of lead advisers, the appointment of representatives on outside organisations, the calendar of meetings from June 2019 to August 2020 and the use of the common seal; along with a request to note the appointment of the leader and deputy leader and the leader and deputy leader of the opposition.

Councillor Griffiths presented the report, and referred to the achievements of the council during the municipal year. A copy of his report is appended to these minutes.

Councillor Scarborough seconded the report and in doing so praised the leader for the work that had been achieved during the year.

The mayor put the proposal to the vote and this was declared carried.

RESOLVED to:

- (i) approve the committee arrangements, seat allocations and appointments (and updates) for the municipal year 2019-20 as detailed in appendices A to E;
- (ii) approve the calendar of council and committee meetings for the period June 2019 to August 2020 as detailed in appendix F;

- (iii) authorise the use of the common seal of the Borough Council of Wellingborough for the sealing of documents to give effect to any of the business of the proceedings of the council for the municipal year 2019-20;
- (iv) note the appointment of Councillor Martin James Griffiths as leader of the council and Councillor Stephen Thomas Partridge-Underwood as deputy leader of the council for the municipal year 2019-20;
- (v) note the appointment of Councillor Andrew Michael Julian Scarborough as leader of the opposition and Council Brian Emerson as deputy leader of the opposition for the municipal year 2019-20;

7. CORRESPONDENCE, COMMUNICATION AND OTHER BUSINESS BROUGHT FORWARD BY THE DIRECTION OF THE MAYOR OR THE CHAIRMAN OF THE MEETING

RESOLVED to note that there being no correspondence, communication or other business to consider, the mayor closed the meeting and invited her guests to join her at Swanspool Pavilion.

Mayor

The meeting closed at 8.25pm.

Annual Council Speech by the Leader – 21 May 2019

As we move into a new era of Local Government in Northamptonshire, it's a good time to reflect on what we have achieved over the last 12 months. You're all aware of the long list of achievements, but I'd like to draw on some key areas that really put the Borough of Wellingborough in a strong position going into North Northamptonshire, as well as greatly benefitting the residents of our Borough.

Firstly, we are currently the first and only council in the county with an approved Local Plan for the Borough of Wellingborough and other councils want to learn from us to help get theirs approved. This success has released the Development committee to deliver tangible results for the borough in our remaining time, for the town centre strategy, the wider remit of economic development and regeneration, sports and recreation and attracting more visitors to the town centre.

It has been a pleasure to be part of the success of this council over the last 12 months as Stanton Cross develops further and our second large urban extension at Glenvale Park begins to take shape. These developments will provide much needed housing, together with schools, medical facilities and leisure provision; and both will feature large areas of accessible green open space, something that we know is important to our residents.

Work is starting now on the rebuild of HMP Wellingborough, a project that will not only provide an estimated £80 million boost to the local economy but also 850 long term jobs and a large number of apprenticeships in the construction stage before its final completion in 2021.

At present there are more businesses in our Borough than ever before in its history and in the months ahead we will see more business and job growth. Our town centre 'Tresham campus' will be extensively rebuilt and will provide students with a new curriculum and the skills that they need to further their careers and improve their life opportunities.

The Council has experienced the challenge of homelessness, as have many councils nationally, but we have significantly reduced the numbers from over 100 down to 47 by delivering numerous projects including purchasing temporary accommodation, now managed for us by Corby Borough Council. We are working collaboratively with Greatwell homes on available lets and creating more affordable homes. We have been asked to share our expertise with other councils also seeking to reduce homelessness and have successfully gained funding for mental health pathways and the Rough Sleeping Initiative.

Earlier this month we celebrated the 40th International Waendel Walk, which welcomed a record number of people all enjoying the stunning countryside and villages of our borough, that some people take for granted, but many more are so proud and extremely protective of. There is simply no other international event like this anywhere else in the country and long may it

Annual Council Speech

continue. We're also continuing with Party in the Park, the Beach and the Christmas Lights switch on.

We have plans to improve the offer in our town centre as our growth continues and we will be improving our leisure facilities including our first 3g football facility at Redwell leisure centre. In partnership with Parkwood Theatres, we will be making considerable improvements to our wonderful theatre and with those improvements will come bigger and better shows, so watch this space.

We will continue to ensure we provide what the residents need and want and deliver on our current commitments to things like free car parking for as long as we retain our sovereign status as the Borough of Wellingborough.

We have to build on our successes, like the crematorium, which will now be taken forward by Cllr Bell, who was here at the start of the project and will see it through to its next phase of development. We will continue to invest in our Borough making the right decisions for our residents both now and in the future.

The coming years will be an exciting time that's for sure and I am particularly proud of the support we receive from the opposition group of this council who work with us on the vast majority of our projects, who share our PRIDE objectives and put the resident first and foremost. We will continue to work with our excellent team of officers to tackle our challenges and to provide high-quality and good value for money services.

Last Tuesday we finally got the decision we were waiting for from the Secretary of State approving the reorganisation of the 8 councils in Northamptonshire into 2 new unitary councils for the North and West. The only change from the original proposal is a revised vesting day of 1st April 2021. This gives us a real opportunity to not only deliver more for the residents of Wellingborough as BCW, but also to get the town council in place from 2020 and talk about what services it might take on. It also gives us an opportunity to fundamentally change the services the new unitary council will deliver for our residents in the North and deliver transformation and integration with other public sector bodies, such as health.

The next 2 years will see us all on a journey to deliver not only a safe and legal new unitary council but also a more efficient one, transforming the way we deliver the key frontline services our residents expect at the quality they expect. We need all members and officers alike to embrace this journey, to make it a success and to create a new culture to drive the changes.

The joint committee for the North is being setup to start in June to allow key decisions to be made and the Structural Change Order is likely to be laid by Government in October/November giving time for the councils to have input to the final version. The elections are taking place in May next year for the shadow unitary council ensuring the council can be setup in advance of vesting day and giving the direction and steer required. This will also allow the top tier officer appointments process to start in late spring/early summer to bring in the required leadership and culture steer to drive change and efficiency in the setup of the new council. This will enable good decision making to proceed without the worry that these could be changed later, taking on board learning from others and delivering best practice.

Annual Council Speech

During this time there will be various Programme Boards and Task and Finish groups to feed into the design of the new councils and to align and transform the services for new ways of delivery for each unitary council.

This will be a busy 2 years but I see it as a real opportunity for us to do so much more of what we have planned to do to achieve more of the things we have already got in train and to review any additional capital investment, capacity allowing, to further enhance the town centre and the borough. It is our opportunity to shape the future of what the public sector can really be, making sure we take it forward the Wellingborough way. After all our motto is “forwards together”.

Martin Griffiths
Leader of the Council

COUNCIL MEETING – 9 JULY 2019

REPORT OF THE LICENSING (REGULATORY) SUB-COMMITTEE

25 March 2019

Present: Councillors Ekins (Chairman), Scarborough and V Waters.

Also present: Mrs A Wilcox (Principal Environmental Health Manager), Mrs A Walton-Miller (Legal Adviser/District Law) and Mrs C A Mundy (Democratic Services Officer).

The meeting commenced at 11.15am.

1. APPOINTMENT OF CHAIRMAN

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

2. DECLARATION OF INTEREST

There were no declarations made.

The chairman agreed to change the order in which the items listed on the agenda would be heard.

3. EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during consideration of the following items in accordance with section 100A(4) to the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the description shown in schedule 12A to the Act.

Minute no.	Item	Exemption
4	Application for renewal of a private hire driver's licence	E1 & E2
5	Application to revoke or suspend a private hire driver's licence	E1 & E2

4. APPLICATION FOR RENEWAL OF A PRIVATE HIRE DRIVER'S LICENCE

The annexed circulated exempt report of the director of place and strategic growth was received in relation to an application to renew a private hire driver's licence for Ms C.

The chairman welcomed the applicant and her employer to the meeting and introduced everyone present.

The principal environmental health manager presented the report to the sub-committee. She explained that relevant information had come before the authority which may affect the decision as to whether the applicant is a fit and proper person to hold a private hire driver's licence under the Local Government (Miscellaneous Provisions) Act 1976.

The enhanced disclosure and barring service certificate, as appended to the report, revealed a conviction for assisting unlawful immigration into an EU Member State in 2016, for which the applicant had received a one year imprisonment sentence, suspended for five years and a ban from entering French territory for three years. The applicant had failed to notify the council of this conviction in accordance with the council's policy. The applicant had also failed on her application to declare the conviction. She had provided supplementary information which was handed to the sub-committee members at the meeting.

In addition in 2016 the applicant had a complaint registered against her for driving on the wrong side of the carriageway when turning right, potentially putting other road users at risk. This was evidenced at appendix four to the report. She also had three points on her licence for a speeding offence in October 2017, which she had notified the council of.

The sub-committee's key objective is to ensure public safety and when determining the application it had the option to do one of the following:

- Approve the application;
- Refuse the application;
- Issue a warning;
- Require further training/retraining or other control measure to be put in place.

The chairman thanked the principal environmental health manager for her report.

The chairman and members of the sub-committee then addressed the applicant and asked for some clarity in relation to the following:

- Why she had agreed to take passengers, who were unknown to her, across the border from Italy through to France and whether she had checked their documentation before doing so?
- Whether she understood that 'people trafficking' was a serious offence, having been prosecuted and received a suspended sentence and a ban from entering France?
- Members then discussed the incident of driving on the wrong side of the road and asked why she had considered that this was acceptable.

- She was also asked why she had failed to notify the council of both convictions but had notified the council of the speeding offence in 2017.

The applicant responded to the queries and clarified that she had not considered that by offering the passengers, who were friends of her brother, a lift that she had been breaking the law. She had not thought about asking for documentation and had not considered that she could be arrested for people trafficking. She had attended court in France and explained this to the court and believed this is why she had received a suspended sentence.

She had not been aware that she had to notify the council of any convictions, despite this being in the policy that she had been issued with, and could not explain why she had informed the council of her points in 2017, which may have been on the guidance of her employer.

Her employer was asked if he wished to add anything.

He informed the sub-committee that he was frequently asked to send this particular driver to 'jobs' as she was an excellent driver, extremely personable and courteous to all customers. He had not received any complaints about her and had been extremely shocked to hear about the problems she had encountered three years previously, which he was not aware of until very recently. He was, however, aware that there were a number of family problems and issues and he considered that this may have impacted on some of what had happened and that the crime had not been committed intentionally as she had not understood the implications of her actions or what was being asked of her.

The chairman asked the applicant if she considered that she had received a fair hearing. The applicant confirmed that she had.

The chairman adjourned the meeting at 12.10pm.

The chairman reconvened the meeting at 12.45pm.

DECISION:

RESOLVED that the application be refused.

REASONS FOR DECISION:

The sub-committee considered the report and heard from the applicant in person and her employer.

The sub-committee had taken into account the serious criminal conviction in 2016 which was not declared, either at the time or on the application form completed by the applicant on 28 January 2019. No adequate explanation as

to the circumstances surrounding this conviction was provided by the applicant. The applicant was asked whether or not she understood what she was being asked to disclose in the application form and regarding her obligations as a licensed driver. The applicant provided no satisfactory response to the questions.

Failure to report any incident is not behavior expected of a licensed driver. The applicant had not acted in a fit and proper manner and in these circumstances the sub-committee considered that it was in the interest of public safety not to renew the licence on this occasion.

The legal adviser informed the applicant of her right of appeal to the Magistrates Court.

This hearing concluded at 12.50pm.

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

The annexed circulated exempt report of the director of place and strategic growth was received to consider the potential revocation, suspension or addition of conditions to Mr S's private hire driver's licence.

The chairman welcomed the applicant and his employer to the meeting and introduced everyone present.

The principal environmental health manager presented the report to the sub-committee. The applicant's licence was due to expire on 30 June 2019 and relevant information had come before the authority which may affect the decision as to whether the applicant is a fit and proper person to hold a private hire driver's licence under the Local Government (Miscellaneous Provisions) Act 1976.

The applicant had informed the council that he had obtained seven penalty points on his driving licence following an offence of driving without due care and attention in April 2018. He had challenged the points and the case had been heard in court in January 2019. His licence had subsequently been endorsed and he had paid a fine. Whilst the applicant had informed the council of this offence he had failed to do so at the time of the incident and had therefore failed to comply with the council's policy to inform the council within 14 days of receipt of an endorsement.

As the applicant had more than six penalty points a review of the licence was required by the sub-committee.

The sub-committee had the following options:

- To take no further action;
- Revoke or suspend the licence

- Issue a warning
- Require further training/retraining or other control measure to be put in place;
- For existing drivers who have accumulated nine or more points on their DVLA driving licence, or attract complaints about their driving standards, their drivers' licence will normally be suspended until the driver has successfully undertaken a driving test to DVSA standards. Such a test will be at the licence holder's expense.

The sub-committee needed to ascertain whether the applicant remained a fit and proper person to hold a licence.

The chairman thanked the officer for her report and asked the applicant to explain what had happened as this was deemed to be a serious offence.

The applicant explained the circumstances of the accident. He had been in a queue of very slow traffic on the A509 and when merging lanes had failed to see a motorcyclist and there was a collision. He had been charged with driving without due care and attention and he had challenged this and attended court in January 2019 when his licence was endorsed with seven penalty points.

He was asked, why he had failed to notify the council, in accordance with policy, immediately following the accident that he had been charged and of the pending prosecution and appeal process.

The applicant explained that he was aware of the policy but thought that as he was appealing that he did not need to inform the council, he apologised for his omission.

There being no further questions the chairman asked the applicant if he considered that he had received a fair hearing. The applicant said he had.

The chairman adjourned the meeting at 1.15pm.

The chairman reconvened the meeting at 1.30pm.

DECISION:

RESOLVED that a severe warning be issued.

REASONS FOR DECISION:

The sub-committee took into account the report presented by the officer and heard from the applicant personally.

The sub-committee takes very seriously the fact that the applicant had been convicted of a driving without due care offence for which seven points had been applied to his licence and that the applicant did not notify the council within 14 working days of the court date as required by the policy.

The sub-committee, however, took into account that there have been no other reported incidents and on this occasion considered that a severe warning would be reasonable, with particular reference to the fact that any further complaints/convictions/penalty points would result in the applicant's licence being suspended and him having to undertake the DVSA Standards driving test.

6. **APPLICATION FOR PRIVATE HIRE VEHICLE LICENCE**

The annexed circulated open report of the director of place and strategic growth was received in relation to an application for a private hire vehicle licence.

The chairman welcomed Mr Smith of Vista Limousines to the meeting and introduced everyone present.

The principal environmental health manager presented her report to the sub-committee explaining that Vista Limousines had applied to licence a Lincoln Town Car Stretch limousine which was first registered on 1 January 2004 and is therefore over 15 years old, and which did not therefore comply with the council's policy. The vehicle also has privacy glass to the windows and has side facing seats. As a special occasion vehicle the council can use its discretion to allow for such a vehicle to be licensed if it deems it suitable

The applicant had also indicated that it would like an exemption from the requirements to display two permanently fixed door signs, bearing the prescribed words 'Private hire vehicle advanced bookings only'. The policy does allow exemption from these requirements for vehicles used exclusively for chauffeur, executive, airport transfer, special event, school transport or similar specialist (non-circuit) work. The vehicle currently has small signs on both wings and the boot of the vehicle, displaying the company name and phone number, which currently would not be permitted under the policy.

The council's key objective is to ensure public safety and the sub-committee was asked to determine whether there were sufficient grounds to divert from council policy particularly in relation to the vehicle having side facing seats.

The chairman thanked Mrs Wilcox, for her report and asked Mr Smith about the safety of the side facing seats. Mr Smith clarified that the vehicle had passed all tests and was fully insured. The side facing seats had seat belts/lap belts and passengers were asked to wear these at all times. Appended to the report were photographs of the vehicle, externally and internally.

There being no further questions the chairman adjourned the meeting at 1.50pm.

The meeting reconvened at 2pm.

DECISION:

RESOLVED that the vehicle licence be granted.

REASONS FOR DECISION:

The sub-committee took into account the report presented by the principal environmental health manager and heard from the applicant in person. Whilst the council was minded to grant the application for a private hire vehicle licence the sub-committee considered the council's policy, and having heard from the applicant in relation to the side facing seats, considered that it would be reasonable to deviate from the council's policy on this occasion owing to the fact that reasonable steps to ensure public safety by the installation of seatbelts had been taken. However, in relation to the vehicle signage the sub-committee considered that it was not appropriate to depart from the council's policy concerning the displaying of the identification plate and the display of vehicle signage.

Chairman

COUNCIL MEETING – 9 JULY 2019

REPORT OF THE PLANNING COMMITTEE

10 April 2019

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

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 L Lawman attended the meeting as speaker; and Cllr Carr as an observer).

At Full Council on 2 April 2019, Councillor M Waters was appointed to the planning committee in place of Councillor York.

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

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 councillor declared interests in the following items:

Councillor	Minute No	Item	Description of Interest
G Lawman	7	WP/18/00779/REM	Other – neighbour (Mr Redden) – acquaintance
G Lawman	11	WP/19/00097/VAR	Other – speaker known to me (ward councillor)
G Lawman	12	WP/19/00075/CRA	Registerable – Northamptonshire County Council matter
G Lawman	13	WP/19/00173/CRA	Registerable – Northamptonshire County Council matter

3. CONFIRMATION OF MINUTES – 13 MARCH 2019

RESOLVED that the minutes of the planning committee held on 13 March 2019, 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/19/00001/FUL – LAND OFF DITCHFORD ROAD, IRCHESTER

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00001/FUL, for the retention of an existing Network Rail vehicle track and compound on land off Ditchford Road, Irchester for R F Sumner and Partners.

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 planning application had been deferred at the planning committee on 13 March 2019 for a site visit to be arranged.

The site viewing group visited the site on 09/04/2019 and a record of the visit was set out in the circulated notes.

The chairman then invited the committee to determine the application.

The site viewing members did not object to the planning application and considered nothing could be viewed from the nearby listed Chester Farm.

It was proposed by Councillor Morrall 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 should accord with the followings plans:
Site location plan scale 1:2500 received on 22 February 2019
KA31981-001 (Irchester Compound 1 of 5) received on 26 February 2019
KA31981-002 (Irchester Compound 5 of 5) received on 26 February 2019
KA31981-003 (Irchester Compound 4 of 5) received on 26 February 2019

Reason: To clarify the extent of this retrospective permission.

6. PLANNING APPLICATION WP/18/00771/REM – WELLINGBOROUGH ROAD (FINEDON) AND EASTERN RELIEF ROAD STANTON CROSS, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00771/REM, for roadwork and drainage work involving modification to Wellingborough Road incorporating a right turn lane. Construction of (part of) the Eastern Relief Road (ERR) along with all surface water drainage facilities - pursuant to planning permission WP/15/00605/VAR at Wellingborough Road (Finedon) and Eastern Relief Road Stanton Cross, Wellingborough for British Steel Pension Fund Trustee, Bovis Homes Limited and Northamptonshire County Council.

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

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.

A member queried there was no archaeological condition. The senior development management officer confirmed there was one on the original outline planning application, which needed to be complied with and an informative would be imposed on any permission reminding the applicant.

It was proposed by Councillor Maguire 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 hereby permitted shall not be carried out other than in accordance with the following drawings/details:
 - 17411/SK086 B Site Location Plan received 13 December 2018
 - 17411-552 H Wellingborough Road Levels and drainage (sheet 1) received 24 January 2019
 - 17411-553 G Wellingborough Road Levels and drainage (sheet 2) received 24 January 2019
 - 17411-554 E Wellingborough Road Levels and drainage (sheet 3) received 24 January 2019
 - 17411-559 D Wellingborough Road Vehicle tracking plan (sheet 1) received 11 February 2019
 - 17411-560 A Wellingborough Road Vehicle tracking plan (sheet 2) received 11 February 2019

- 17411-561 G Wellingborough Road manhole schedule received 11 February 2019- 17411-562 E Wellingborough Road details received 24 January 2019
- 17411-563 D Wellingborough Road drainage details 24 January 2019
- 17411-565 C Wellingborough Road Long sections (sheet 1) received 11 February 2019
- 17411-566 Wellingborough Road Long sections (sheet 2) received 24 January 2019
- 17411-567 F Wellingborough Road Long sections (sheet 3) received 24 January 2019
- 17411-601 D Eastern Relief Road Levels and drainage (sheet 1) received 11 February 2019
- 17411-602 D Eastern Relief Road Levels and drainage (sheet 2) received 11 February 2019
- 17411-603 C Eastern Relief Road Levels and drainage (sheet 3) received 11 February 2019
- 17411-608 A Eastern Relief Road Vehicle tracking plan (sheet 1) received 11 February 2019
- 17411-609 A Eastern Relief Road Vehicle tracking plan (sheet 2) received 11 February 2019
- 17411-610 A Eastern Relief Road manhole schedule received 11 February 2019
- 17411-611 C Eastern relief road highway details received 11 February 2019
- 17411-612 A Eastern Relief Road drainage details received 24 January 2019
- 17411-613 D Eastern Relief Road long section received 11 February 2019
- ERR SW Calcs - 1 year received 24 January 2019
- ERR SW Calcs - 5 year received 24 January 2019
- ERR SW Calcs - 30 year received 24 January 2019
- ERR SW Calcs - 100 year + climate change received 24 January 2019
- ERR SW Calcs - 200 year
- WRRB SW Calcs - 1 year received 11 February 2019
- WRRB SW Calcs - 5 year received 11 February 2019
- WRRB SW Calcs - 30 year received 11 February 2019
- WRRB SW Calcs - 100 year +climate change received 11 February 2019
- WRRB SW Calcs - 200 year
- B19018.401 Rev A Relief Road seeding proposals received 26 February 2019
- B19018.402 Attenuation basin planting proposals received 26 February 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.

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

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

3. The site shall be landscaped and planted with trees and shrubs in accordance with the approved details (condition 1) and shall be implemented concurrently with the development and not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

Reason: To 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.

7. PLANNING APPLICATION WP/18/00779/REM – LAND BETWEEN MEADOW CLOSE AND 202 SIDEGATE WORKS AREA 3 BOVIS WELLINGBOROUGH ROAD, FINEDON, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00779/REM, for reserved matters application pursuant to condition 2 of outline planning permission ref: WP/15/00605/VAR for a) the siting, design and external appearance of buildings; b) Vehicle, cycle and foot access routes and parking; c) Landscaping, including boundary treatment and details of street furniture and lighting; e) Layout, design and specification of drainage infrastructure and associated conditions 05, 12, 35, 36, 43, 44, 45, 47, 48, 51, 52. The Outline was EIA development and an Environmental Statement was submitted at the time AMENDED PLANS on land between Meadow Close and 202 Sidegate Works Area 3 Bovis Wellingborough Road, Finedon, Wellingborough for St Modwen 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 director of place and strategic growth 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 agent to respond to any questions from the committee.

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

The agent answered queries in relation to the site levels; the size and location of the buildings on the site which would be class B8, storage and distribution; bunds and flood mitigation; the agent reported that archaeological trial trenching had taken place over the last 3 – 4 weeks and findings of the report were due out next week.

A member welcomed the planning application bringing more jobs and opportunities for local people.

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 Scarborough.

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. Prior to the occupation of each unit of development hereby approved a detailed security scheme for each unit/area shall be submitted to and approved in writing by the local planning authority. The scheme shall include measures to reduce the opportunities for crime and enhance security and surveillance for the site. The details of the scheme must include but not be limited to the following provisions:
 - CCTV for the employee/visitor car parking areas.
 - All external openings, doorsets/windows, should have a minimum certified security rating LPS 1175:SR2 or equivalent. All glazing including safety glazing should have at least one pane of laminated safety glass to a minimum security standard of BS EN356:2000 Class P2A.
 - Access control should be installed either at the main access point to the office block or within a reception air lock facility to prevent unauthorised visitors entering the main block offices.
 - Office/Warehouse access points should be alarmed to summon a response from the 24/7 manned gate house or appropriate key holder to cover areas not normally open during out of normal office opening times etc. Unofficial building egress/ingress points should also be on a 24hr alarm circuit i.e. fire exits.
 - Perimeter fencing provision around the service yards of each unit. The agreed security measures must be implemented prior to the occupation of the unit and maintained as such thereafter.

Reason: In order to prevent crime and disorder and reduce the opportunity for crime in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

2. The development hereby approved shall be carried out in accordance with the following drawings/details of which details are also approved as submission of details pursuant to conditions under the outline planning permission (WP/15/00605/VAR) as set out below:
Amended Site Location Plan 10842 PL 10 Rev B received 22 January 2019

Amended Proposed site plan 10842 PL 1 100 Rev P5 received 12 March 2019 pursuant to condition 45
Amended Design and Access Statement 10842 PL DOC 03 Rev E received 12 March 2019 pursuant to condition 44
Proposed Unit 1 Ground Floor Plan 10842 PL 1 001 Rev P3 received 4 January 2019
Proposed Unit 1 First Floor Plan and Section 10842 PL 002 Rev P2 received 4 January 2019
Proposed Unit 1 Elevations (East and South) 10842 PL 1 003 Rev P3 received 4 January 2019 pursuant to condition 44
Proposed Unit 1 Elevations (West and North) 10842 PL 1 004 Rev P2 received 4 January 2019 pursuant to condition 44
Proposed Unit 1 Roof Plan 10842 PL 1 005 Rev P2 received 4 January 2019
Proposed Unit 2 Ground Floor Plan 10842 PL 2 001 Rev P2 received 4 January 2019
Proposed Unit 2 First Floor Plan and Sections 10842 PL 2 002 Rev P2 received 4 January 2019
Proposed Unit 2 Elevations 10842 PL 2 003 Rev P2 received 4 January 2019 pursuant to condition 44
Proposed Unit 2 Elevations 10842 PL 2 004 Rev P2 received 4 January 2019 pursuant to condition 44
Proposed Unit 2 Roof Plan 10842 PL 2 005 Rev P2 received 4 January 2019
Proposed Unit 3 Ground Floor Plan 10842 PL 3 001 Rev P2 received 4 January 2019
Proposed Unit 3 Elevations 10842 PL 3 002 Rev P3 received 4th January 2019 pursuant to condition 44
Proposed Unit 3 Roof Plan 10842 PL 3 003 Rev P2 received 4 January 2019
Transport Statement Parcel 3 (Jan 2019) received 5 February 2019 pursuant to conditions 11 and 12
Proposed Cycle Storage 10842 PL 151 received on 5 February 2019 pursuant to condition 12
Amended Landscape General Arrangement Plan 10842 PL 12 101 Rev C received 12 March 2019 pursuant to conditions 23 and 35
Landscape Typologies 10842 PL 12 102 received 4 January 2019 pursuant to conditions 23 and 35
Planting Plan 10842 PL 12 103 received 4 January 2019 pursuant to conditions 23 and 35
Planting Plan 10842 PL 12 104 received 4 January 2019 pursuant to conditions 23 and 35
Amended Planting Plan 10842 PL 12 105 Rev A received 12 March 2019 pursuant to conditions 23 and 35
Planting Plan 10842 PL 12 106 received 4 January 2019 pursuant to conditions 23 and 35
Planting Plan 10842 PL 12 107 received 4 January 2019 pursuant to conditions 23 and 35
Planting Plan 10842 PL 12 108 received 4 January 2019 pursuant to conditions 23 and 35
Landscape Sections/Boundary Treatment Plan 10842 PL 12 109 received 4 January 2019 pursuant to conditions 23 and 35

Landscape Management/Maintenance scheme 10842 PL 12 110 received 4 January 2019 pursuant to condition 36
External material details comprising cladding on the elevations and curtain walling to the office elements of the approved units:
White (RAL 9003) - colour to be used around the office area received 4 February 2019 pursuant to condition 44
Anthracite (RAL 7016) - colour to be used as a horizontal feature around the office received 4 February 2019 pursuant to condition 44
Goosewing grey (RAL 7038) - colour for vertical laid profiled wall cladding system received 4 February 2019 pursuant to condition 44
Merlin grey (RAL 180 40 05) - colour for vertical laid profiled feature wall cladding system received 4 February 2019 pursuant to condition 44
Articulated Vehicle Tracking C2661-600 received 4 January 2019
Amended Vehicle Tracking Unit 2 C2661-127 received 5 February 2019
Indicative Levels 1 of 3 C2661-110 Rev B received 22 February 2019
Indicative Levels 2 of 3 C2661-111 Rev B received 22 February 2019
Indicative Levels 3 of 3 C2661-112 Rev B received 22 February 2019
Amended Proposed Drainage Layout 1 of 3 C2661-113 Rev D received 6 February 2019 pursuant to conditions 47 and 48
Proposed Drainage Layout 2 of 3 C2661-114 Rev A received 4 January 2019 pursuant to conditions 47 and 48
Proposed Drainage Layout 3 of 3 C2661-115 Rev A received 4 January 2019 pursuant to conditions 47 and 48
Amended Surface water exceedance routes and climate change sensitivity analysis C2661-128 received 6 February 2019 pursuant to conditions 47 and 48
Microdrainage File basin 1 40 percent.MDX. received 6 February 2019 pursuant to conditions 47 and 48
Microdrainage File basin 2 40 percent.MDX received 6 February 2019 pursuant to conditions 47 and 48
Microdrainage File Detention Basin 1.MDX received 6 February 2019 pursuant to conditions 47 and 48
Microdrainage File Detention Basin 2.MDX received 6 February 2019 pursuant to conditions 47 and 48
Flood Risk Assessment (FRA) compliance notes part 1 and 2 received 17 December 2018 pursuant to conditions 47 and 48
Utility Statement 533-CBC-RD-JG-RP-001 received 17 December 2019 pursuant to conditions 51 and 52
Amended External Lighting Assessment 5333 Version 2 received 14 February 2019 pursuant to condition 43

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 site shall be landscaped and planted with trees and shrubs in accordance with the approved details (condition 2) and shall be implemented concurrently with the development and not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and

species to those originally required to be planted or other species as may be agreed.

Reason: To 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.

4. The approved boundary treatment for each unit shall be installed before the first occupation of each unit. Development shall be carried out in accordance with the approved details (condition 2) or such other details that shall have been submitted and approved by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

5. The development hereby permitted shall not be carried out other than in accordance with the recommendations contained within the submitted Road Safety Review received by the local planning authority on 22 February 2019.

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

6. The development hereby permitted shall not be carried out other than in accordance with the following approved BREEAM details:
BREEAM pre assessment report (Cudd Bentley Consulting) received 17 December 2019.
Prior to occupation of each unit of development hereby permitted a final post construction stage assessment report shall be submitted to and approved in writing by the local planning authority to confirm the 'very good' BREEAM rating on site.

Reason: To ensure the development is carried out in accordance with clause 4.9.2 of the Section 106 legal agreement dated 6th February 2017 relating to land at Wellingborough East (known as Stanton Cross).

8. PLANNING APPLICATION WP/19/00013/FUL – LAND ADJACENT 86 SHELLEY ROAD, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00013/FUL, for the construction of one detached two storey dwelling with detached double garage and all associated external works including hardstanding, soft landscaping and boundary treatments on land adjacent 86 Shelley Road, Wellingborough for Mr T Brookes.

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

The 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.

The ward councillor commented on previous proposals for this site and the planning application allowed by the Planning Inspectorate. He also commented on the concerns made by Northamptonshire Police.

The senior development management officer confirmed that conditions could be imposed in relation to lighting and crime prevention measures including boundary treatments that could include a brick wall or a 1.8 metre high fence with 300 millimetres of trellis on top, to avoid climbing.

Councillor Scarborough proposed to approve the planning application subject to delegating to officers to impose an appropriate condition in relation to comments made by Northamptonshire Police. He would be happier to see conditions imposed in this area as it does see anti-social behaviour and fly tipping and also borders Ruskin School.

Councillor Bell seconded the proposal for approval with the additional condition.

On being put to the vote, the motion for approval, subject to delegation to officers, for appropriate conditions in relation to light and crime prevention measures, and was carried by 9 votes with 1 abstention.

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:

Proposed Plans and Elevations A479/11b received 6/3/2019
Proposed Site Plan External works A479/10B received 6/3/2019
Block Plan A479-01A received 6/3/2019

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. Before development commences representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved samples.

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. Before development commences details of a tree protection scheme in accordance with BS5837:2012 for the protection of the beech tree to the front of the site identified for retention on drawing no. A479/10B shall be submitted to the local planning authority for approval in writing. The approved scheme shall be implemented before development commences and it shall be retained until all construction work on the site has ceased.

Reason: Ensure protection and retention of trees.

5. Before development commences details of crime prevention measures to be included in the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details before first occupation of the development.

Reason: 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.

9. PLANNING APPLICATION WP/19/00052/FUL – 46 THE DRIVE, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00052/FUL, the demolition of a detached garage. Erection of a 2 bedroom, 2 storey, detached dwelling with new access and hardstanding to front on land adjacent to 46 The Drive, Wellingborough for M G Viner.

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 reasons set out in the report.

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

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

The objectors who lived at 44 The Drive strongly objected to the proposal due to its location, loss of privacy and daylight, lack of parking, noise levels, the character and appearance would not be in keeping with the area and sewage concerns. A comment was made that 46 The Drive had already been converted into a house of multiple occupation (HMO), for up to 5 persons.

The chairman then invited the committee to determine the application.

Members objected to the planning application which they considered was out of keeping with the street scene in this unique area; would exacerbate car parking issues which already exist in that area; was contrary to planning policy and commented it was garden grabbing.

A member commented that he had great sympathy in relation to HMOs which have led to difficult situations but unfortunately this was a matter for national government.

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

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

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

1. The proposed development by way of its prominent location, its incongruous materials, fenestration and detached design would result in a detrimental impact which is contrary to the established site layout and the established street scene. The proposed development would be 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 standard of light received by the occupiers who reside at no 44 The Drive. The proposed development would be contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.
3. The proposed dwelling would result in the loss of car parking which serves the host property, number 46 The Drive resulting in increased on street parking in an area which has existing congestion. The proposed development would be contrary to policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

10. PLANNING APPLICATION WP/19/00082/LBC – RAILWAY STATION, MIDLAND ROAD, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00082/LBC, listed building consent for alterations to platform canopies 1, 2 and 3 including cut backs to create safe electrical clearances. Replacement roof coverings and restoration of historic details. Alterations to the disused goods shed to bring it into public use. Installation of OLE support structures at Railway Station, Midland Road, Wellingborough for Network Rail Infrastructure Ltd.

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 listed building consent be approved subject to the conditions set out in the report.

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

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

The agent explained the alterations to platform canopies 1, 2 and 3 to bring them to their former glory and also the alterations to the disused goods shed. She added that the proposal has taken 3 to 4 years work with the council and Historic England. The agent added that the proposal was supported by the Railway Heritage Trust and Historic England in the least harmful way and meets the requirements of the National Planning Policy Framework (NPPF).

The chairman then invited the committee to determine the application.

A member commented that the works to the canopies due to the electrification of the railway line was the least/worse solution, minimising harm to enable trains to operate.

Members asked questions of the agent about the use of the goods shed and the required safety width of the platform. The agent reported that structural repairs would be carried out and the roof made good. The windows would be brought back to better use and water and electricity installed. Members welcomed the goods shed being brought back into use and were pleased to read the comments from the heritage groups.

It was proposed by Councillor Griffiths that listed building consent be approved and this was seconded by Councillor Scarborough.

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

(Councillor Maguire left the room during some of the discussions and therefore did not vote on the planning application).

RESOLVED that listed building consent 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 consent.

Reason: To prevent the accumulation of listed building consents; to enable the local planning authority to review the suitability of the works in the light of altered circumstances; and to conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. 153401-AME-DRG-EAR-002701 - AMENDED – PLATFORMS & ANCILLARY CIVILS PROPOSED
 - Drawing No. 153401-AME-DRG-EAR-002703 - AMENDED PROPOSED PLATFORM ELEVATIONS - AMENDED
 - Drawing No. 153401-AME-DRG-EAR-002712 - AMENDED CANOPY ALTERATIONS PROPOSED PLATFORM 1
 - Drawing No. 153401-AME-DRG-EAR-002716 - AMENDED PROPOSED PLATFORM 1 CANOPY DRAINAGE DETA...
As submitted 19 March 2019
 - Drawing No. 153401-AME-DRG-EAR-002713 P02 CANOPY ALTERATIONS PROPOSED PLATFORM 2/3
 - Drawing No. 153401-AME-DRG-EAR-002714 P02 PROPOSED PLATFORM 1 CANOPY HATCH DETAILS
 - Drawing No. 153401-AME-DRG-EAR-002715 P02 PROPOSED PLATFORM 2/3 CANOPY DETAILS
 - Drawing No. 153401-AME-DRG-EAR-002717 P02 INDICATIVE CAST IRON CANOPY BRACKET DETAILS
 - Drawing No. 153401-AME-DRG-EAR-002718 P02 INDICATIVE CAST IRON CANOPY BRACKET DETAILS
 - Drawing No. 153401-AME-DRG-EAR-002719 P02 INDICATIVE CANOPY FINIALS, FILIGREE AND END BOSS
 - Drawing No. 153401-AME-DRG-EAR-002720 P02 PLATFORM 1 CANOPY GLAZING DETAILS
 - Drawing No. 153401-AME-DRG-EAR-002741 P02 GOODS SHED PROPOSED GENERAL ARRANGEMENT
 - Drawing No. 153401-AME-DRG-EAR-002742 P02 GOODS SHED CONSTRUCTION DETAILS
as submitted 12 February 2019
HERITAGE, DESIGN AND ACCESS STATEMENT
As submitted 12 February 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. Submission of detailed drawings for the Platform 1 canopy alterations (bracket cuts, filigree inserts, bosses and finials) to be approved by the local authority prior to the commencement of alterations or casting works.

Reason: To ensure accurate restoration of historic fabric.

4. Sample castings of the filigree inserts, bosses and finials to be submitted to and approved by the local authority prior to installation.

Reason: To ensure accurate replication of historic fabric.

5. The paint scheme for the new elements of Platform 1 shall be informed by historic precedents and agreed in writing with the local authority prior to implementation.

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. Detailed design of all surface cable runs for the goods shed 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.

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

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework Paragraph 199.

8. Prior to the commencement of this part of the development the details of the downpipes to the rear of Platform 1 and their interaction with the buffers on the station building must be agreed in writing with the local planning authority.

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

9. Details of all light fittings for the platforms and goods shed shall be submitted to and approved by the local authority prior to installation.

Reason: To ensure appropriate fittings are used.

11. PLANNING APPLICATION WP/19/00097/VAR – 34 NEST LANE, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00097/VAR, retention of rear extension without compliance with condition 2 of planning permission ref: WP/18/00463/FUL - there are some changes to the roof and some additional windows that were not in initial application. To vary the condition according to submitted plans at 34 Nest Lane, Wellingborough for Mr C Gudea.

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.

Requests to address the meeting had been received from three objectors, one local resident and Councillor L Lawman (ward councillor). (When Councillor L Lawman spoke she also read out wording from an objector who was unable to speak at the meeting).

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 and stated the following comments:

- Requested that a site visit was essential;
- an unsightly roof;
- concerns for the structure of the ground floor; lack of damp-proof course and other defects in relation to the foundations – exposed and unsupported for two months;
- no evidence of underpinning;
- basement being significantly larger;
- mixed use of property;
- own four or five vehicles parked on Nursery Drive which is a private road;
- residents have commenced legal action;
- believe a company to be trading from the property;
- roof not being water tight with concrete being used;
- would not comply with building regulations;
- not in keeping with other properties in the area;
- windows to the north with a differing height;
- bathroom window overlooking should be obscure glazed;
- felt a structural engineer should assess what has been constructed and confirm that the materials used are safe;
- noise levels;
- dangerous parking;
- pillars poorly supported and fear for pedestrians;
- concerns that the property could be a house of multiple occupancy (HMO);
- commercial vehicles - five vehicles per day at the property;
- concerns about value of neighbouring properties;
- due to the proposed size of the basement, objectors question if this was for storage or a house with multiple occupancy (HMO);
- shrubs have been removed from Nursery Drive to gain access and vehicles parked;
- continued disruption and no consideration to neighbours;
- pedestrians having to walk on the road;
- significant changes from original application;
- concerns that chemicals are being stored at the property which are believed to be air-filtering and heat ventilation cans.

Councillor L Lawman (ward councillor) felt the applicant should work with our officers in relation to planning regulations and design and appearance was out of keeping with the area. She also commented that work had been carried out on Sundays meaning the residents are unable to enjoy their properties. The ward councillor spoke on behalf of the residents and asked that the fence and

shrubs be reinstated immediately and the abandoned SORN lorry be removed. The chairman then invited the committee to determine the application.

Councillor G Lawman proposed that the planning application be deferred for a site visit and this was seconded by Councillor Maguire. This was not voted on.

A lengthy debate took place in relation to the council not being the building control inspector as the applicant had appointed an independent inspector. The members wanted to know the building was safe.

The director explained that if the appointed independent inspector no longer wanted to work with the applicant, the council would be able to step in with any appropriate enforcement but as the applicant had appointed an independent inspector the council had no rights to do so.

Councillor Maguire then proposed to refuse the planning application.

The legal adviser explained that this was a difficult case but the property had already been given planning permission twice before and these were amendments. She asked the committee to look at planning considerations in relation to policy and material considerations.

Members considered the size of the proposal to be a material consideration in relation to the larger footprint of the basement extending out 1.5 metres deeper into the rear garden and the pitched roof overhanging the rear wall of the extension by approximately 1.5 metres. The committee felt they were incremental increases. They were also not satisfied in relation to the windows in the basement, as it was not clear to them if it was to be used for a store room or habitable rooms. They felt the proposal was a wholly different proposition.

The director asked members to look at the plans of what was being applied for and to put history aside and look to see what was acceptable by looking at all considerations.

The legal adviser reminded the committee again that they should make their decision on planning policy and material considerations only.

A member commented that the applicant had gone a step too far in relation to the retrospective planning applications that had been received by this committee. The member considered that using the retrospective approach the applicant had enabled himself to build bigger by abusing the planning system.

The legal adviser reminded the committee that there were no 'steps' in planning legislation, each application must be determined on its individual merits. Members needed to consider the fall-back position of the development already approved, against the relatively minor changes now proposed.

During the debate several members commented that they would find it difficult to support the planning application.

Another member stated that the comments made by the residents were sadly not planning matters.

It was proposed by Councillor G Lawman that the planning application be refused and this was seconded by Councillor Scarborough. This became the substantive motion.

Members considered the proposals to be contrary to the National Planning Policy Framework (NPPF) in relation to promoting good design; out of keeping with the street scene; lack of amenity space and the rear being encroached; concerns of one bathroom for five bedrooms with no communal area; considered the proposal to have five differing roof levels; lack of keeping with external appearance; overlooking to neighbouring property caused by the windows and overdevelopment.

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

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

1. The development as proposed with an overhanging pitched roof, an enlarged basement and additional windows would be of a poor design and out of keeping with the character and appearance of the streetscene in the immediate vicinity of the site and would result in overlooking and loss of privacy to neighbouring properties. The development further encroaches into the rear garden and reduces the amount of private amenity space. The proposed development is considered to constitute overdevelopment of the site and would be contrary to policy 8 (d) (i) and (ii) and 8 (e) (i) of the North Northamptonshire Joint Core Strategy and advise contained within paragraph 130 of the National Planning Policy Framework.

(Councillor G Lawman left the room for the following applications having declared registerable interests).

12. OTHER BOROUGH PLANNING APPLICATION

1. WP/19/00175/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/19/00175/CRA, for a proposed extension to the existing waste recycling building at Mick George Limited Waste Transfer Station, Lower Ecton Lane, Northampton for Mr John Gough.

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

The director of place and strategic growth recommended that no objection be raised against the planning application.

It was proposed by Councillor Scarborough and seconded by Councillor Bell that no objection be raised against the planning application.

On being put to the vote, the motion that no objection be raised was unanimously carried.

RESOLVED to note that no objection be raised against the planning application.

13. COUNTY COUNCIL PLANNING APPLICATION

1. WP/19/00173/CRA

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/19/00173/CRA, to operate the recycling of inert material from local surrounding areas at 3 – 7 Bevan Close, Wellingborough for Mr B Mitchell.

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 no objection be raised to the proposed development.

It was proposed by Councillor Aslam and seconded by Councillor Bell that no objection be raised to the proposed development.

On being put to the vote, the motion that no objection be raised was unanimously carried.

RESOLVED to note that no objection be raised to the proposed development.

(Councillor G Lawman returned to the meeting).

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

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

Chairman

The meeting closed at 8.45pm.

COUNCIL MEETING – 9 JULY 2019

REPORT OF THE ADDITIONAL PLANNING COMMITTEE

8 May 2019

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

Miss J Thomas (Director of Place and Strategic Growth), Mrs L Jelley (Senior Development Control Officer), Mr C Law (Senior Development Control Officer), Ms E Granger (Legal Adviser) and Mrs C A Mundy (Democratic Services Officer).

(Councillor R Gough attended the meeting as a speaker.

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, no declarations were made.

3. CONFIRMATION OF MINUTES – 10 APRIL 2019

RESOLVED that the minutes of the planning committee held on 10 April 2019, 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/19/00069/FUL – 22 OXFORD STREET, FINEDON, WELLINGBOROUGH, NORTHAMPTONSHIRE, NN9 5HA

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00069/FUL, for a front extension of existing detached garage (works have commenced) at 22 Oxford Street, Finedon for Mr Donato Zampino.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations, representations received and an assessment of the proposal. The application is retrospective and has been submitted in response to an enforcement investigation.

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

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

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

The applicant confirmed that he had no intention to use the garage for the purpose of a business, it would be used for the storage of classic vehicles, and if the application was approved he intended to render the garage in keeping with his dwelling. Members were given the opportunity to ask points of clarification.

The site viewing group visited the site on 7 May 2019; members of the site viewing group informed the committee of their findings and considered that the increase in the size of the garage was minimal and that there was no impact on the local neighbourhood. The garage was used to store classic vehicles and would be rendered to match the host dwelling within a three month period.

The chairman then invited the committee to determine the application.

Members took into consideration the potential of noise emanating from the garage should restoration work be undertaken but considered that as this was not a commercial activity, planning law allows for the maintenance and repair of classic cars. Any noise issues experienced by neighbouring properties would be referred to the council's environmental enforcement officers to take action.

Members commented on the benefit of site viewing process which they considered was vital in the decision making process.

It was proposed by Councillor Bell that the planning application be approved, subject to the condition to render the garage, 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 be approved with the following condition:

1. The external walls of the garage shall be finished in white render to match the host dwelling. This work shall be completed within three months of the date of this permission.

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

**6. PLANNING APPLICATION WP/19/00088/LDE – WHITES NURSERIES
AGGATE WAY, EARLS BARTON, NORTHAMPTON,
NORTHAMPTONSHIRE, NN6 0EP**

The annexed circulated report of the director of place and strategic growth was received, in relation to application WP/19/00088/LDE for a lawful development certificate for existing shipping containers, hard stand areas and the mixed use of existing buildings for B8 (storage), B1 (business) and A1 (retail) for Whites Nurseries, Aggate Way, Earls Barton, Northampton, Northamptonshire, NN6 0EP

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 application be refused for the reasons set out in the report.

Requests to address the meeting had been received from the applicant, Mr Edward White, Parish Councillor Colin Wells and ward councillor, Councillor R Gough. Parish Councillor Wells had subsequently withdrawn his request.

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

Mr White explained that he and his brother had taken on the wholesale/retail fruit and vegetable business following the sudden death of their father ten years ago. They ran a farm shop, and also had a hard standing area and shipping containers for storage on the site. They employed 20 local people and supported local charities with the donation of produce. They now wished to enhance the business which would result in further employment for local people and considered that the evidence they had supplied was sufficient for a Certificate of Lawfulness to be granted.

Councillor Gough, as ward councillor, addressed the meeting and expressed concern that the certificate of lawfulness had not been granted. As ward councillor he was aware that Whites Nurseries had used this site for a number of years. He considered that the council should support business growth, particularly in relation to small business, which benefited the community. He asked that the committee support the request.

The legal adviser informed the committee that it was unusual for this sort of application to come before a planning committee, as it was normally dealt with by officers; however a request had been made for this to be considered by the committee.

She clarified that the matter before them was an application for a certificate of lawfulness to establish the lawful use of the site for storage (B8), business (B1) and retail (A1) to prove that the hardstanding, shipping containers and buildings are immune from enforcement action, as the mixed use of the site does not benefit from planning permission. The shipping containers and other buildings do not benefit from planning permission either.

She advised that the issue of whether to grant a lawful development certificate depended entirely on factual evidence and the responsibility rests with the applicant to provide the necessary evidence to support the application. If the applicant can prove that the land has previously been developed it would support the applicant's case to enable such agricultural rural site to be developed for a non-agricultural, non-rural, retail mixed uses in open countryside. The decision required from committee was whether or not the use of the site was lawful, as evidenced by the applicant.

The director of place and strategic growth informed members that if they considered there was insufficient evidence at the current time to grant a certificate, this would not preclude the applicant from providing further information.

The lawful development certificate would be a material consideration when determining a new application; however the determination of a future planning application should not affect the decision as to whether or not a certificate of lawfulness should be granted at the current time.

The chairman then invited the committee to determine the application.

A lengthy debate ensued with members asking a number of questions of clarification. Particular reference was made to the validity of the statutory declarations, whether the shop was a farm shop or a retail shop and whether or not business rates were paid.

Officers' clarified that the applicant did not have planning permission for the use of a building as a shop and the storage building had been approved for agricultural purposes only. There was no planning permission for the storage buildings or the hardstanding. The applicant's evidence was that these had been in situ for a continuous period of 10 years or more. They had produced aerial photographs, purchase invoices and sworn statements in this regard.

It was proposed by Councillor Maguire that the application for a lawful development certificate be refused and this was seconded by Councillor Bell.

On being put to the vote, the motion for refusal of a lawful development certificate was lost with four votes in favour and six votes against.

RESOLVED that the application for a lawful development certificate be granted.

7. PLANNING APPLICATION WP/19/00091/FUL – 17-18 CAMBRIDGE STREET, WELLINGBOROUGH, NORTHAMPTONSIRE, NN8 1DJ

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00091/FUL, for a change of use from retail shops into mixed restaurant and takeaway use (sui generis) and to include an external extractor unit on the rear elevation, (amended description), for Mr Caner and Mr Sahin.

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 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 to 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:

Proposed Floor Plans 2810/PA/03 (registered 15 February 2019)

Proposed Elevations 2810/PA/04 (registered 15 February 2019)

Location Plan (registered 15 February 2019)

Extraction Information (registered 1 April 2019)

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

3. The development hereby approved shall be carried out in accordance with the details submitted for the means of ventilation for the extraction and dispersal of cooking smells/fumes as set out in approved plans/details in condition 2. The use shall not commence until the extraction and ventilation has been installed and is fully operational and thereafter permanently retained.

Reason: To ensure the amenity of adjoining properties and to protect the general environment in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

4. Any new or alternative means of ventilation for the extraction and dispersal of cooking smells/fumes, to that which has been approved under condition 2 shall be submitted to and approved in writing by the local planning authority prior to its installation. The details shall include details of its method of construction, odour control measures, noise levels, appearance and finish. The approved scheme shall be installed in accordance with the approved details.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. The premises shall not be open outside the hours of 11:00 to 22.30 Monday to Saturday or at all on Sundays or Bank Holidays.

Reason: To prevent harm being caused to the amenity of the area and to safeguard the amenity of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/19/00095/FUL – LAND BETWEEN MEADOW CLOSE AND 202 SIDEGATE WORKS AREA 3 BOVIS WELLINGBOROUGH ROAD, FINEDON, WELLINGBOROUGH, NORTHAMPTONSIRE

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00095/FUL, for earthworks comprising ground levelling/cut and fill associated with the construction activity.

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.

Members considered that the additional information provided by the applicants, available on the website, was exemplary and should be commended.

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

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 to 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 not be carried out other than in accordance with the following drawings/details:
Location Plan 10842 PL 10 Rev B received February 2019

Site sections C2661 drawing number 120 received February 2019
Cut and fill analysis C2661 drawing number 121 Rev C received April 2019
(Amended plan)
Indicative site levels 1 of 3 C2661 drawing number 110 Rev B received
February 2019
Indicative site levels 2 of 3 C2661 drawing number 111 Rev E received April
2019 (Amended plan)
Indicative site levels 3 of 3 C2661 drawing number 112 Rev B received
February 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 development hereby permitted shall not be carried out other than in
accordance with the construction management plan dated 30 January 2019
received by the local planning authority 18 February 2019. The approved
details shall be adhered to throughout the construction and earthworks period.

Reason: In the interests of highway safety, residential amenity, waste
minimisation and ecological considerations in accordance with policy 8 and
policy 4 of the North Northamptonshire Joint Core Strategy.

4. The development hereby permitted shall be carried out in accordance with
the ecological appraisal by fpcr dated November 2018 and received by the
local planning authority on 18 February 2019.

Reason: In order to ensure ecological protection on site in accordance with
policy 4 of the North Northamptonshire Joint Core Strategy.

5. Prior to commencement of the earthworks hereby permitted **a working**
method statement for otters and reptiles shall be submitted to and approved in
writing by the local planning authority. The development shall only be carried
out in accordance with the approved details.

Reason: To ensure that adequate ecological protection is provided to otters
and reptiles and to ensure best working practices in accordance with policy 4
of the North Northamptonshire Joint Core Strategy.

6. No development shall take place within the area indicated until the applicant
or 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 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 ensure that any features of archaeological interest are properly
examined and recorded in accordance with policy 2d of the North
Northamptonshire Joint Core Strategy.

9. APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT, BUILDING REGULATION APPROVAL AND APPEAL DECISION INFORMATION

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

Chairman

The meeting closed at 8.25pm.

COUNCIL MEETING – 9 JULY 2019

REPORT OF THE PLANNING COMMITTEE

12 June 2019

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, Griffiths, Harrington, G Lawman, Scarborough, Skittrall and Stevenson.

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

(Councillor Gough attended as a speaker and Councillor L Lawman as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillor Graves and Maguire.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and the council's code of conduct and rules of procedure, no declarations were made.

3. CONFIRMATION OF MINUTES – 8 MAY 2019

RESOLVED that the minutes of the planning committee held on 8 May 2019, 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.

The chairman announced that if any members receive correspondence from applicants or agents prior to planning meetings, that planning officers have not had sufficient time to consider, he would propose to defer these planning applications until the following scheduled meeting.

5. PLANNING APPLICATION WP/19/00117/FUL – 36 ECTON LANE, SYWELL

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00117/FUL, for a part first floor and part two storey front/side extension and alterations including new flat roof and lantern to rear and alterations to door and windows on rear elevation – amended plans at 36 Ecton Lane, Sywell for Mr and Mrs J Threadgold.

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 10/06/2019 and a record of the visit was set out in the circulated notes.

The site viewing members reported on their visit and referred to how they had viewed the proposal from inside the neighbouring property of 34 Ecton Lane, which had objected to the planning application.

Whilst it was considered there was some detriment to the neighbour with some loss of light, members felt it was not sufficient to refuse the application on those grounds; it was felt that the proposed extension would not result in significant loss of light; acknowledged there would be further loss, but considered the siting of existing dwelling in relation to the dining room window resulted in loss of light to this room, the extension would only make this marginally worse.

The chairman invited the committee to determine the application.

A member asked officers for clarity in relation to the report with regard to right to light.

The Senior Development Management officer stated that the Council have their own guidance set out in the Supplementary Planning Guidance document – Residential Extensions: a Guide to Good Design; she added that this was separate to the guidance in law in relation to the right to light; there would be some harm but not enough, to warrant refusal.

The same member asked if this would then be a civil matter between the applicant and neighbour; the legal adviser confirmed this would be separate legislation and that we take into account our own policies and guidance; she added that it is very difficult to prove a right to light.

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

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. 1365-18/01 Rev D- Proposed Floorplans and Site Location Plan (registered 24 May 2019)

Drawing No. 1365-18/02 Rev D- Proposed Elevations (registered 24 May 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.

6. PLANNING APPLICATION WP/18/00741/OUT – WHITES NURSERIES, AGGATE WAY, EARLS BARTON

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/18/00741/OUT, for an outline application with all matters reserved for demolition of existing portal frame building and redevelopment for a business/retail use including a new cafe, butchery, kitchen and outdoor seating area, construction of WCs, lobby to shop and visitor car parking - revised description and plans at Whites Nurseries, Aggate Way, Earls Barton for Whites Nurseries 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 director of place and strategic growth 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 the parish council, the applicant and Councillor Gough (ward councillor).

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

The representative on behalf of the parish council reported that this planning application had unanimous support and would support and enhance development for the community; he added that whilst it was outside the village policy line, it was an expansion to an existing site; the parish council stated that they take their neighbourhood plan seriously and that Whites Nurseries are within that vision to enhance much needed facilities.

The applicant thanked the committee for previously approving the lawful development certificate for this site and thanked the planning officer, Mr Matthew Brown; he added that this proposal would enable the business to grow and bring job opportunities and apprenticeships.

Councillor Gough (the ward councillor) addressed the meeting in support of the planning application; he added that the proposal had support from the village; he welcomed the opportunity for Whites Nurseries to develop their business and also the job opportunities the facilities would bring.

The chairman then invited the committee to determine the application.

A member queried condition 8 in relation to the scale of the buildings as this was an outline application.

The legal adviser informed the committee that it is normal to set parameters for large areas at the outline planning permission stage. The same member asked for clarity if these would be the sizes of the buildings, as stated in the condition. The director of place and strategic growth clarified that there is nothing to stop further applications being submitted and a condition would be added if the need was to go any bigger.

Several members welcomed the proposal and the improvement to the site and felt it would be a benefit to the village and the borough.

Planning officers were applauded for their hard work and the chair referred to the importance of talking to officers. The planning officer, Mr Matthew Brown, was thanked for his work in this planning application.

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

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. Before any development is commenced, detailed plans, drawings and particulars of the layout, appearance, scale, access together with landscaping (the reserved matters) shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the local planning authority.

2. 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The outline permission hereby approved shall be carried out in accordance and within the confines of following site plan:
WAA 063 / OP01 / 100 / E received 24 May 2019

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

4. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To protect the historic environment in accordance with policy 2 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place until written details of all boundary treatments, screen walls and fences including a timetable for carrying out the works are submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure a satisfactory standard of development.

6. No development shall take place until details of all external construction works, the methods, materials and components to be used in the works have been submitted to and approved in writing by the local planning authority. Works shall include (but are not limited to) alteration, replacement or maintenance of brickwork, bonding, mortar, roof materials, fenestration, rainwater goods and decorative features. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the buildings accord with the character of the area.

7. The use of the café shall not be carried out outside the hours of 7am; to 5pm; Monday to Saturday and on Sunday 9am to 5pm.

Reason: To prevent harm being caused to the amenity of the area and to safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

8. The hereby development permitted shall be up to a maximum of 250 sq m B8 (Storage and Distribution) and up to a maximum of 449 sq m A3 (restaurant and café).

Reason: To ensure the parameters of the outline permission are set out concisely.

7. PLANNING APPLICATION WP/18/00788/OUT – DUCKMIRE, 1 DUCK END, WOLLASTON

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/18/00788/OUT, for an application for outline planning permission with some matters reserved for the erection of 1 no. detached, one and a half storey, four bedroom house on lower garden area of Duckmire. Access taken from Bramley Court. (Access and layout to be determined at this stage) at Duckmire, 1 Duck End, Wollaston for Mr K Woodrow.

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.

Members were well versed with this site and were pleased to see a scheme that successfully now fits into the site.

One member referred to an objection in the report by a neighbouring property 6 – 7 Bramley Court.

Members felt the plot had undoubtedly plenty of space and could not see that overlooking would be a significant issue. There were also no objections from the parish council.

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 unanimously carried.

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

1. Before any development is commenced, detailed plans, drawings and particulars of the appearance, scale, together with landscaping (the reserved matters) shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the local planning authority.

2. 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved shall be carried out in accordance with the following plans/details: 1811 2 A received 5 April 2019.

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

4. Before any development is commenced, details of screen walls/fences and boundary treatments shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith unless alternative details are submitted and approved 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.

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.

5. Before construction commences details of the intended crime prevention measures shall be submitted to the local planning authority for approval in writing. The approved crime prevention measures shall be incorporated into the development.

Reason: In order to prevent crime in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

6. For a minimum of 5m behind the highway boundary the access shall be paved with a hard bound surface, prior to the first occupation of the approved dwellings.

Reason: To prevent loose material being carried onto the public highway in the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

7. Any trees or hedgerows to be retained on or adjacent to the site shall be protected during construction in accordance with BS 5837:2012.

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 (b) and (e) 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 and should be retained in perpetuity.

Reason: To ensure that surface water runoff from the approved access does not discharge onto the highway in the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/19/00133/FUL – 12A MAIN ROAD, GRENDON

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00133/FUL, for a change of use of Grendon Baptist Chapel to 1 single, 4 bedroom dwelling and removal of part of rear single storey extension at 12A Main Road, Grendon for Mr L Bush.

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 Bell and seconded by Councillor Aslam that the planning application be approved.

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:

Proposed Elevations 18126(D) 210 (registered 13 March 2019)
Site Location and Existing Block Plan 18126(D)1000 (registered 13 March 2019)
Proposed Site Plan 18126(d)1001 Rev A (registered 13 March 2019)
Proposed Ground Floor Plan 18126(d)110 Rev A (registered 13 March 2019)
Proposed First Floor Plan 18126(D)111 Rev B (registered 13 March 2019)
Site Location Plan 18126(d)001 (registered 13 March 2019)
Archaeological building record of the former Union Chapel, Grendon, Northamptonshire (ref ENN109486)

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

3. Prior to any external construction works (including demolition) the details of any new external facing materials, (including but not restricted to bricks, render, the application of colour, fascias, rain water goods, and the glazing at rear of the chapel) to be used in the approved development shall be submitted to and approved in writing by the local planning authority. The development must then be carried out in accordance with the approved details.

Reason: 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) and policy 2 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved details, no external construction works shall take place 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 1:100) detailing the position of all proposed and retained boundary treatments and annotated or accompanied by a schedule specifying the type, height, composition and appearance of the boundary treatment throughout the site. The approved boundary treatment shall be erected in accordance with the approved details within 6 months of first occupation of the dwelling and thereafter retained in that form.

Reason: 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) and policy 2 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the approved details, prior to any external construction works, details of all new windows to be installed must be submitted to and approved in writing by the local planning authority. Details shall include window elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5. The details shall also confirm the materials and the finish of the windows, include their opening method and sill, and detail the levels of obscuration in accordance with approved

plan 18126(D)210 Rev A. The works shall thereafter be carried out in accordance with the approved particulars.

Reason: 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.

6. In accordance with the details to be approved by condition 5 prior to the occupation of the first floor of the dwelling hereby approved the upper panes of the windows serving the northern and southern side elevations that span the ground and first floor of the converted chapel shall be installed with obscure glazing to a minimum level 3 of the Pilkington range of textured glass or equivalent as per drawing 18126(D)210 Rev A and shall not be altered or changed without the consent of the local planning authority.

Reason: To maintain the amenity of the future occupiers of the residential development hereby approved and occupiers of neighbouring properties in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the details on the approved plans, the roof lights shall be of a conservation type, have a vertical glazing bar, have a maximum distance between the top and sides of the window and adjacent roof covering of 50 millimetres, have lead flashings and soakers and have no parts that project above the plane of the roof.

Reason: To preserve the character and appearance of the conservation area in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning (General permitted development) Order 2015 (as amended) (or any Order revoking and re-enacting that order with or without modification) no development shall be carried out which falls within classes A, B, C, D and E of Part 1 of Schedule 2 or class A or C of Schedule 2 Part 2 of the Order without the prior consent of the local planning authority.

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

9. 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.

10. Demolition activities shall only take place outside the nesting season of March - August inclusive.

Reason: In order to ensure adequate protection of nesting birds on the north side of the main building and in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

9. PLANNING APPLICATION WP/19/00222/REM – ZONE B, APPLEBY LODGE WAY, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00222/REM, for reserved matters for appearance, landscaping, layout and scale for the erection of an employment unit (Use Class B2/B8) together with ancillary offices, service yard, car parking and on-plot landscaping and partial discharge of Condition 2 (Reserved Matters), Condition 12 (external materials) and Condition 14 (lighting) of outline planning permission of WP/2013/0190/OEIA at Zone B, Appleby Lodge Way, Wellingborough for Mrs K Hartley.

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 a reserved matters consent be granted subject to the conditions set out in the report.

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

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

The agent explained that a reserved matters approval had been granted for the next phase of development at Zone B but the consent had not been implemented. This was due to occupier enquiries received following the approval, being for smaller facilities than the two units granted by the previous reserved matters consent.

She confirmed that Prologis are now in final discussions with two businesses who were seeking new facilities in Wellingborough. Prologis took the decision to submit two reserved matters applications, as this would enable them to deliver buildings for either one, or hopefully both of the occupiers, within the challenging timescales they have asked for.

She explained that this was the reason why there were two reserved matters applications before the committee; she stated that Prologis would only implement one of the consents depending on whether one or both occupiers are secured.

The agent reported that the Appleby Lodge site was attracting new occupiers. She added that this also shows the commitment of Prologis in bringing forward further employment development, substantial capital investment and delivering further jobs in Wellingborough.

She explained that the impact of the wider employment park was considered in detail at the outline planning application stage, including landscape and visual impacts and the effects on ecology. She stated that it was important to note that some of the mitigation agreed at the outline stage had already been put in place including the provision of bunds, structural landscaping, ecological mitigation and the upgrade to Sywell Road.

The chairman then invited the committee to determine the application.

The ward councillor considered it to be an excellent scheme.

The job opportunities were also welcomed for Wellingborough.

It was proposed by Councillor Scarborough and seconded by Councillor Griffiths that the reserved matters consent be granted.

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

RESOLVED that the reserved matters consent be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
10074-SGP-P1-ST-DR-0900 (location plan scale 1:25000) received 17 April 2019;
10074-SGP-P1-ST-DR-0901 (plot 1 site plan) received 17 April 2019;
10074-SGP-P1-ST-DR-0902 (plot 1 boundary treatment plan) received 17 April 2019;
10074-SGP-P1-ST-DR-0920 Rev B (plot 1 warehouse layout) received 17 April 2019;
10074-SGP-P1-ST-DR-0921 (plot 1 office layout) received 17 April 2019;
10074-SGP-P1-ST-DR-0922 Rev A (plot 1 roof plan) received 17 April 2019;
10074-SGP-P1-ST-DR-0960 Rev A (plot 1 elevations N/S) received 17 April 2019;
10074-SGP-P1-ST-DR-0961 Rev A (plot 1 elevations E/W) received 17 April 2019; 10074-SGP-P1-ST-DR-0970 (plot 1 cycle facility) received 17 April 2019;
1796-17-04 Rev C (landscape plan plot 1) received 4 June 2019;
1796-17-06 Rev B (landscape section) received 4 June 2019;
P9310-686-P1-B (19) (external lighting) received 17 April 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.

2. The external lighting details for the development hereby approved shall be designed, fitted and implemented in accordance with the approved drawing number P9310-686-P1-B (19) (external lighting) received 17 April 2019 and shall be retained as such thereafter.

Reason: In the interests of the safety of the future users of the site and to accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

3. No removal of hedgerows, trees or shrubs, grassland or other vegetation or works to or demolition to structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the local planning authority.

Reason: To ensure the protection of nesting birds in accordance with policy 4 of the North Northamptonshire Joint Core Strategy

4. Prior to the first use of the building full details of any free standing CCTV columns and cameras or cameras fixed to the building including the location of each column or fixed camera and the extent of the area to be monitored has been submitted to and been approved in writing by the local planning authority. The approved details shall be implemented either before the building is first brought into use or in accordance with a timetable which is submitted to and agreed in writing the by local planning authority.

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.

10. PLANNING APPLICATION WP/19/00223/REM – ZONE B, APPLEBY LODGE WAY, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00223/REM, for the erection of two employment units (Use Class B2/B8) together with ancillary offices, service yard, car parking and on-plot landscaping and partial discharge of Condition 2 (Reserved Matters), Condition 12 (external materials) and Condition 14 (lighting) of outline planning permission WP/2013/0190/OEIA at Zone B, Appleby Lodge Way, Wellingborough for Mrs K Hartley.

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 a reserved matters consent be granted subject to the conditions set out in the report.

A request to address the meeting had been received from the agent but all matters had been covered when she spoke for the previous planning application (minute 8 - planning application WP/19/00222/REM).

The chairman then invited the committee to determine the application.

It was proposed by Councillor Scarborough and seconded by Councillor Aslam that the reserved matters consent be granted.

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

RESOLVED that the reserved matters consent be approved subject to the following conditions:

1. The external lighting details for the development hereby approved shall be designed, fitted and implemented in accordance with the approved drawing number External Lighting Layout (Ref. P9310-686-P1A+P2(19) received 17 April 2019 and shall be retained as such thereafter.

Reason: In the interests of the safety of the future users of the site and to accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

2. Prior to the first use of the building full details of any free standing CCTV columns and cameras or cameras fixed to the building including the location of each column or fixed camera and the extent of the area to be monitored has been submitted to and been approved in writing by the local planning authority. The approved details shall be implemented either before the building is first brought into use or in accordance with a timetable which is submitted to and agreed in writing the by local planning authority.

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.

3. The development hereby approved shall be carried out in accordance with the following drawings/details:
Location Plan (Ref. 10074-SGP-ZB-ST-DR-A-0900 Rev. A) (received 17 April 2019)
Site Masterplan (Ref. 10074-SGP-ZB-ST-DR-A-0902 Rev. B) (received 17 April 2019)
Boundary Treatment Layout (Ref. 10074-SGP-ZB-ST-DR-A-0901 - Rev B) (received 29 May 2019)
Plot 1a, Site Plan (Ref. 10074-SGP-P1a-ST-DR-A-0901 Rev. A) (received 17 April 2019)
Plot 1a, Warehouse Layout (Ref. 10074-SGP-P1a-00-DR-A-0920 Rev. B) (received 17 April 2019)
Plot 1a, Office Layout (Ref. 10074-SGP-P1a-ZZ-DR-A-0921) (received 17 April 2019)
Plot 1a, Roof Layout (Ref. 10074-SGP-P1a-RF-DR-A-0922 Rev. A) (received 17 April 2019)
Plot 1a, Elevations, East & West (Ref. 10074-SGP-P1a-ZZ-DR-A-0960 Rev. A) (received 17 April 2019)
Plot 1a, Elevations, North & South (Ref. 10074-SGP-P1a-ZZ-DR-A-0961 Rev. A) (received 17 April 2019)

Plot 1a, Cycle Facility (Ref. 10047-SGP-P1a-XX-DR-A-0970) (received 17 April 2019)
Plot 2, Site Plan (Ref. 10074-SGP-P2-ST-DR-A-0901 Rev. A) (received 17 April 2019)
Plot 2, Warehouse Layout (Ref. 10074-SGP-P2-00-DR-A-0920) (received 17 April 2019)
Plot 2, Office Layout (Ref. 10074-SGP-P2-ZZ-DR-A-0921) (received 17 April 2019)
Plot 2, Roof Layout (Ref. 10074-SGP-P2-RF-DR-A-0922) (received 17 April 2019)
Plot 2, Elevations, East & West (Ref. 10074-SGP-P2-ZZ-DR-A-0960 Rev. A) (received 17 April 2019)
Plot 2, Elevations, North & South (Ref. 10074-SGP-P2-ZZ-DR-A-0061 Rev. A) (received 17 April 2019)
Plot 2, Cycle Facility (Ref. 10074-SGP-P2-XX-DR-A-0970) (received 17 April 2019) Landscape Plan Plot 1A and Plot 2 (Ref. 1796-17-03 Rev. B) (received 4 June 2019)
Landscape Section (Ref. 1796-17-05 Rev. B) (received 4 June 2019)
External Lighting Layout (Ref. P9310-686-P1A+P2(19) (received 17 April 2019) Security Statement Zone B Plots 1a & 2 (dated April 2019) prepared by Stephen George and Partners LLP (received 17 April 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.

4. No removal of hedgerows, trees or shrubs, grassland or other vegetation or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted and approved in writing by the local planning authority.

Reason. To ensure the protection of nesting birds in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

11. PLANNING APPLICATION WP/19/00247/FUL – 17 LEYS ROAD, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00247/FUL, for a rear lean to conservatory – works have commenced (part retrospective) at 17 Leys Road, Wellingborough for Mr U Patel.

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 condition set out in the report.

The chairman then invited the committee to determine the application.

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

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

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

1. The development hereby permitted shall not be carried out other than in accordance with the following approved plans:
 - OS plan received by the local planning authority dated 30 April 2019.
 - Proposed layout and elevations drawing reference PP-07795613 received by the local planning authority 30 April 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.

12. PLANNING APPLICATION WP/19/00258/FUL – 40 FAIRFIELD ROAD, ISHAM

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00258/FUL, for a proposed single storey front extension, internal alterations and removal of window and patio doors and replacement with 4 pane bi-fold doors on rear elevation at 40 Fairfield Road, Wellingborough for Mr Karl Wilson.

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.

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 for clarification.

The objector who lived at 38 Fairfield Road considered the proposal would affect four windows on the side of her property, one of which serves the staircase; she also felt the proposal would affect the light to her property; the objector commented that a planning officer did not come into her house to view the proposal; she explained that the properties were on a bend and the proposal was not parallel with the boundary and considered it would stick out significantly.

The parish council had concerns about the proposal but would have no objection at the rear; he reported that the front extension would be 2.8 metres beyond the building line and would restrict the front of the property to accommodate only a small car, meaning more vehicles added onto the road on a hazardous corner where visibility was a concern; he also had concerns that the building line would impact on the neighbouring property and would restrict their vision; he added that the proposal could set a precedent for other bungalows in that road.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Scarborough that the planning application be deferred for a site visit.

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

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

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 of place and strategic growth, in accordance with delegated powers; and appeal information as set out in the report of the director of place and strategic growth, (Minute 5), be noted.

14. PLANNING APPEAL DECISIONS

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

- (i) 26/04/2019, for a proposed development for the erection of five apartments on land at 31 St Johns Street, Wellingborough, which was dismissed;
- (ii) 30/04/2019, for a proposed development for a two bedroom detached bungalow to rear of 23 Allen Road, Finedon, which was dismissed.

Members also noted the current planning appeal outcomes by the Planning Inspector. The document reported the outcomes from 2016 to date (2019). Members asked that the team of planning officers be congratulated for their work with the recent outcomes.

Chairman

The meeting closed at 8.00pm

