

## COUNCIL MEETING – 15 OCTOBER 2019

### REPORT OF THE PLANNING COMMITTEE

17 July 2019

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

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

(Councillor Carr attended the meeting as an observer).

#### 1. APOLOGIES FOR ABSENCE

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

#### 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 an interest in the following items:

| Councillor | Minute No | Item            | Description of Interest |
|------------|-----------|-----------------|-------------------------|
| G Lawman   | 6         | WP/16/00681/REM | Other – local resident  |

#### 3. CONFIRMATION OF MINUTES – 12 JUNE 2019

**RESOLVED** that the minutes of the planning committee held on 12 June 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/19/00258/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, Isham for Mr K 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.

This planning application had been deferred at the planning committee meeting on 12/06/2019 for a site visit to be arranged.

The site viewing group then visited the site on 16/07/2019 and a record of the visit was set out in the circulated notes.

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

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

The applicant remarked that the properties in Fairfield Road already had various designs with front extensions. He also commented on the objections made by the neighbours at number 38. He felt the proposal would not impact on them as the side upstairs window was higher than the existing roof line and considered the proposed extension did not significantly stick out.

The chairman invited the committee to determine the application.

The site viewing members reported on their visit and also that they had viewed the proposal from inside number 38. The members felt the extension was a minor addition to the property. They felt the occupiers of number 38 still had light into their property from their front windows and the side windows of number 38 already faced number 40. They also commented on the mixed properties in the street. Another member considered the proposal would fit in well and there would still be ample room for cars to be parked off the road, even with the extension built.

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

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

3. Prior to the occupation of the extension hereby permitted suitable space shall be made available at the front of the application site for the parking of two cars (off road) in accordance with the car parking specifications contained within the Northamptonshire car parking standards (2016) and shall be retained as such thereafter.

Reason: To ensure the application site provides for adequate on site car parking provision in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. The development hereby permitted shall not be carried out other than in accordance with the following details:
  - OS plan received by the local planning authority 24 April 2019;
  - Proposed single storey front extension ref KW1/R1 received by the local planning authority 22 May 2019 (amended plan);
  - Proposed single storey front extension ref KW2 received by the local planning authority 24 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.

**6. PLANNING APPLICATION WP/16/00681/REM – LAND OFF THE A509 NIORT WAY AND THE A510 NORTHEN WAY AND SOUTH OF GREAT HARROWDEN, WELLINGBOROUGH**

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/16/00681/REM, for a reserved matters application pursuant to conditions 4 (a) the layout, scale, appearance, access and landscaping 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments for proposed public house/restaurant with an ancillary first floor flat pursuant to planning permission ref: WP/16/00271/VAR - amended description and plans on land off the A509 Niort Way and A510 Northern Way and south of Great Harrowden, Wellingborough for Marston's Inns and Taverns Ltd and Northants LLP.

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 for a reserved matter consent, in relation to access, scale, appearance, layout and landscaping, be approved, subject to the conditions set out in the report.

The chairman then invited the committee to determine the application.

Several members welcomed the planning application for this site.

A member had some concerns about the landscaping between the boundary of the public house and the road for the benefit of residents in Ashton Grove. The senior development management officer explained there was a condition in relation to landscaping. The director of place and strategic growth added that this was highway land. She also reminded members of when the original landscaping had been removed, the developer had stated they would look at both sides of the road in relation to landscaping.

The same member also commented there were only 3 disabled car parking spaces and felt the electrical points for electric cars were hidden and not easy to find. He also commented on the swept path analysis as he felt the hatched area was very tight for an artic to turn around.

Another member considered the parking to be tight but the director of place and strategic growth reported that parking facilities would also be available directly opposite the pub in the local centre.

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

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

**RESOLVED** that the planning application for a reserved matter consent in relation to access, scale, appearance, layout and landscaping, be approved, subject to the following conditions:

1. The approved development shall be carried out in accordance with the following drawings/details:  
4971-P101 (location plan) received 4 July 2019;  
4971/P104 Rev C (proposed site plan) received 4 July 2019;  
4971/P105 (proposed ground floor layout) received 24 June 2019;  
4971/P106 (proposed first floor layout & roof plan) received 24 June 2019; 4971/P107 Rev C (proposed elevations) received 4 July 2019;  
4971/P108 (proposed sections) received 4 July 2019;  
P19-143-SKO5 (vehicle swept path analysis) received 4 July 2019;  
4971-P111 Rev A (proposed fencing plan) received 4 July 2019;  
4971-112 (typical yard details) received 4 July 2019;  
EvoLT EV-Raption 50kW Trio received 4 July 2019.

Reason: To ensure the development accords with the hereby approved plans.

2. Notwithstanding the details shown on the approved elevational plans prior to the any construction works, samples of the external materials to be used in the construction of the development 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 details.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

3. Notwithstanding the details shown on drawing number 4971-P104 C (proposed site plan) received on 4 July 2019 a detailed soft landscaping scheme including details of the shrub and tree planting, tree pit details and root barrier details, shall be submitted to and approved in writing by the local planning authority before the first use of the public house/restaurant. All hard and soft landscape works shall be carried out in accordance with the approved details no later than during the first planting season following the date when the development hereby permitted is ready for occupation. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

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

4. No building shall be occupied or the use commenced until the vehicular access has been provided and thereafter retained at the position shown on the approved plan drawing number 4971-P104 Rev C (proposed site plan) received on 4 July 2019 in accordance with the highway specification commercial vehicle crossing details. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

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

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

6. No building shall be occupied or the use commenced until the facilities for delivery vehicles and refuse vehicles to load, unload, circulate and manoeuvre have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

7. No building shall be occupied or the use commenced until the means of access for pedestrians has been constructed in accordance with the approved plans. The means of access shall thereafter be retained for these purposes only.

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

8. No building shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

9. No building shall be occupied or the use commenced until the area allocated for storing of recyclable materials, as shown on drawing number 4971-112 (typical yard details) has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.

Reason: To protect the general environment, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

10. Prior to the first occupation of the building the boundary treatments shown on drawing numbers 4971-P111 Rev A (proposed fencing plan) received on 4 July 2019 and 4971-112 (typical yard details including fence details) received on 4 July 2019 shall be erected and shall thereafter be maintained in its entirety.

Reason: In order to protect the amenities of the area and to enable the local planning authority to exercise control over the external character

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

11. Notwithstanding the details shown on the approved plans prior to the any construction works, details of the finished floor level of the building and surrounding finished ground levels shall be submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented and maintained in that form in perpetuity.

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

12. Prior to the commencement of any construction works above slab level a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: To prevent transmission of odours into neighbouring premises to protect amenity and accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

13. Prior to the commencement of any construction works on site details of any external lighting shall be submitted to and approved in writing by the local planning authority. This information shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type: mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed prior to the first occupation of the building, maintained, and operated in accordance with the approved details unless the local planning authority gives its written consent to any variation.

Reason: To prevent detriment to residential amenity due to light pollution/nuisance and accord with policy 8 (e) (ii) of North Northamptonshire Joint Core Strategy.

14. Prior to the first occupation of the use the junction off Niort Way, the main spine road (Park Drive) to serve phase 1 and the public house/restaurant access off the main spine road shall be in place.

Reason: In the interests of highway safety and ensure the development would accord with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

15. Prior to the commencement of any construction works above slab level, a scheme to demonstrate that the internal noise levels within the residential unit will conform to the standards identified by BS8233: 2014: Guidance on sound insulation and noise reduction for buildings and the noise guideline values detailed by the World Health organisation 1999, shall be submitted to and approved in writing by the local planning authority. The work specified in the approved scheme shall then be carried out prior to the first occupation of the building in accordance with the approved details and be retained thereafter.

Reason: In the interests of residential amenity and to accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

16. The associated car park serving the public house/restaurant shall not be laid out until details of the CCTV columns and cameras including the location of each column 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 before each of the associated car parks are first brought into use.

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.

17. Prior to the first occupation of the development hereby permitted details of a proposed barrier or gate to close the vehicular access when the public house/restaurant is not in use shall be submitted to and approved in writing by the local planning authority and the scheme approved shall be provided and be retained thereafter.

Reason: To 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.

18. Prior to the commencement of any construction works above slab level, 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 likelihood of crime, disorder and anti-social behaviour occurring in accordance with policy 8 (e) (vi) of the North Northamptonshire Joint Core Strategy.

**7. PLANNING APPLICATION WP/19/00158/FUL – EARLS BARTON BAPTIST CHURCH, WEST STREET, EARLS BARTON**

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00158/FUL, for a conversion/part change of use from D1 to C3 to create 4 residential apartments (1 x 2 bed and 3 x 1 bed) to include 2 conservation rooflights on the front elevation, 1 conservation rooflight on the rear elevation and a new window on the south elevation facing the village centre at the Earls Barton Baptist Church, West Street, Earls Barton for Mr Vaid.

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.

A request to address the meeting had been received from Councillor Gough (ward councillor) but he was not present at the meeting.

The chairman then invited the committee to determine the application.

Both ward councillors reported on the issues of car parking in that area and the amount of complaints. They considered the proposal would exacerbate the situation even more and supported the officer's recommendations for refusal.

Members were keen to protect the church building and its historic value. They were concerned for the redundant church and would not want this to turn into a derelict building. A member made a comment that productive use was better than the building falling into a state of disrepair. In view of this, members looked to the parish council to see if they could do anything to save the church for a possible community facility.

It was proposed by Councillor Morrall and seconded by Councillor Stevenson 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. No appropriate mitigation measures have been put in place to ensure that the proposed development would have no significant effects on the Upper Nene Valley Gravel Pits Special Protection Area. The proposed development would be contrary to policy 4 of the Joint Core Strategy.
2. Insufficient information has been provided in relation to the presence or otherwise of protected species on the site. In the absence of this information the council is unable to make a determination as to the acceptability of the proposal in relation to protected species, or to identify any mitigation that may be required. The proposal is therefore contrary to policy 4 of the North Northamptonshire Joint Core Strategy.
3. The proposed conversion of the Earls Barton Chapel will result in the unacceptable loss of a community facility. No evidence has been provided to justify the loss of the facility, which is contrary to policy 7 (c) of the North Northamptonshire Joint Core Strategy.
4. In the absence of on-site parking provision, it has not been demonstrated that there is sufficient and suitable parking available in the locality to support the proposed residential use of the site. It has therefore not been demonstrated that demand for parking in the area will not have a detrimental impact on highway safety. The proposal is

therefore contrary to policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

5. The proposed change of use will result in unacceptable and unjustified harm to an undesignated heritage asset. The proposed development will separate the hall and supporting facilities from the main church and will significantly alter the internal character of the hall and as such the intended open plan nature would be lost. The current proposal to the hall would cause more harm to both the church and the hall than the benefit of a sustainable use for the hall. It is considered that this will result in an unacceptable and unjustified impact on an undesignated heritage asset which is contrary to Policy 2 of the Joint Core Strategy.

## **8. PLANNING APPLICATION WP/19/00278/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/19/00278/FUL, for a new 2 bedroom, 2 storey detached dwelling on land adjacent 46 The Drive including hardstanding for proposed and existing dwellings - re-submission following refused application ref: WP/19/00052/FUL at 46 The Drive, Wellingborough for Mr 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.

A request to address the meeting had been received from an objector.

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

The objector lived at 44 The Drive adjacent to the proposal. She reported on the existing parking issues with the occupiers of 46 The Drive having several vehicles; and considered the two parking spaces would not be adequate for this property; she also reported on an incident where a refuse vehicle had got stuck; the objector considered the proposal to be out of character with the area; it was also stated of the intention for a licence for 46 The Drive for a house of multiple occupancy (HMO).

The chairman then invited the committee to determine the application.

Members knew the area well and had full sympathy for the local residents.

It was proposed by Councillor Morrall and seconded by Councillor Bell 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. 46 The Drive. The proposed development would be contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

**9. PLANNING APPLICATION WP/19/00317/FUL – 49 EASTON WAY, GRENDON**

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00317/FUL, for the demolition of number 49 Easton Way and erection of two replacement dwellings, complete with garage, carport and amenity – resubmission at 49 Easton Way, Grendon for Mr Randall.

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 raised the question if the proposal was inside the newly established village policy line.

The senior development management officer reported that the car port, a small part of the dwelling and all of the garden was outside the village policy line. She explained that permitted development rights for the house, including sheds and outbuildings, had been removed to enable this to be controlled.

Another member felt the whole of the garage was outside the village policy line. The senior development management officer explained a pragmatic approach had been taken to ensure a better design.

The same member asked if a condition could be added for a pavement due to the highway being outside of the 30 mph zone. The senior development management officer reported that highways did not insist this was necessary or reasonable.

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 carried by 9 votes, with one 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 plans/details:  
Drawing: Replacement Dwellings 018-088-001 Rev D (registered 28 June 2019)  
Drawing: Proposed Carport and Garage 018-088-004-Rev A (registered 28 June 2019)  
Drawing: Location and Block Plan 018-088-002 Rev A (registered 28 May 2019)  
Drawing: Proposed Site Plan 018-088-003 (registered 28 May 2019)  
Drawing: Proposed Vehicle Access Drawing: 018 - 088- 001 (registered 1 July 2019)

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

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

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

4. The hereby approved dwellings shall not be occupied until the 30mph speed sign as shown on the approved plans has been relocated in accordance with the requirements of Northamptonshire County Council as the local highway authority.

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

5. The hereby approved dwellings shall not be occupied until the associated car/vehicle parking areas shown on the approved plans to serve both dwellings has been constructed and is made available for use. It shall then be retained for use thereafter.

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

6. Notwithstanding the approved plans the gates shown at the point of access must be hung so as to open inwards, away from the highway, and be set back by 5.5m to enable a vehicle to stand clear of the highway before the gates are opened.

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

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

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

8. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown; Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. Development shall be carried out in accordance with the approved details.

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the first occupation of the approved dwelling.

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

9. All existing trees, and hedgerows to be retained as shown on Site Plan 018-088-003 (registered 28 May 2019); shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-

Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

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

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

10. The hedgerow on the western boundary of the site shown on site plan 018-088-003 (registered 28 May 2019) shall not be cut down, uprooted, destroyed, or damaged in any manner during the development phase and thereafter in perpetuity from the date of occupation of the buildings for the permitted use. Should the hedgerow die during the lifetime of the development, a replacement hedgerow of a similar type and mix must be planted and maintained.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, and to enhance its setting in accordance with policy 3 of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding the detail shown on the approved plans, prior to the first occupation of the new dwellings hereby approved, 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 1:200) 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.

12. 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.

13. Prior to the first occupation of the new dwellings hereby approved, details of sheds for each dwelling shall be submitted to and approved in writing by the local planning authority and the scheme approved shall be provided and be retained thereafter.

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

14. 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.

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

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

16. The means of access into the site must be laid out as a shared private drive having a width of no less than 4.5m for a distance of 10m in rear of the highway boundary.

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

17. Prior to the first occupation of the dwellings pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6m must be provided and maintained on both sides of the vehicular access.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development in Schedule 2 Part 1 class A, B, C, or E of the Order shall take place without the specific grant of planning permission from the local planning authority.

Reason: In the interests of residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and to ensure that the character and appearance of the area is not unacceptably impacted in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

19. The carport serving Plot 1 shall be retained for parking of vehicles and shall not be altered or changed to another use without the permission of the local planning authority.

Reason: To ensure an acceptable level of parking is retained and available for use on site at all times.

**10. 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 4), be noted.

**11. PLANNING APPEAL DECISION**

**RESOLVED** to note the following annexed circulated decision letter, dated:

- (i) 09/07/2019, for a retrospective application for a replacement 1.4m high front fence at 68 Doddington Road, Wellingborough, which was dismissed.

A member commented that this fence was already in place and asked what actions the council would be taking. The director of place and strategic growth reported that the owner would be given a reasonable amount of time to remove the fence or after that enforcement action would be taken.

Chairman

The meeting closed at 7:40pm

## COUNCIL MEETING – 15 OCTOBER 2019

### REPORT OF THE PLANNING COMMITTEE

21 August 2019

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, Graves, Griffiths, Harrington, G Lawman, Maguire, 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), Mr C Law (Senior Development Management Officer), Mrs E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Hallam attended the meeting as an observer and Councillors Carr and L Lawman as observers).

#### 1. APOLOGIES FOR ABSENCE

**RESOLVED** to note that no apologies were received.

#### 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 councillors declared interests in the following items:

| Councillor | Minute No | Item            | Description of Interest  |
|------------|-----------|-----------------|--|
| Aslam      | 5         | WP/19/00273/FUL | Other - knew one of the speakers from the Wellingborough Interfaith Group  |
| Graves     | 7         | WP/19/00356/FUL | Other – knew the applicant   |
| Griffiths  | 11        | WP/19/00395/EXT | Other – would not vote on this planning application due to various meetings as leader of the council with the company behind Rushden Lakes prior to re-joining the planning committee (the chairman approved that Councillor Griffiths could remain in the room during the discussions and voting but would not take part in either) |

|             |   |                 |   |
|-------------|---|-----------------|---|
| Maguire     | 5 | WP/19/00273/FUL | Other – knew one of the interested parties                      |
| G Lawman    | 5 | WP/19/00273/FUL | Other – knew someone on the site visit                          |
| G Lawman    | 7 | WP/19/00356/FUL | Registerable – knew the applicant as a fellow member of 41 Club |
| G Lawman    | 9 | WP/19/00137/REM | Other – is a local resident                                     |
| Morrall     | 5 | WP/19/00273/FUL | Other – knew one of the interested parties                      |
| Scarborough | 5 | WP/19/00273/FUL | Other – knew one of the objectors present at site viewing       |

**3. CONFIRMATION OF MINUTES – 17 JULY 2019**

**RESOLVED** that the minutes of the planning committee held on 17 July 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/19/00273/FUL – LAND BETWEEN 34 AND 34A CASTLE STREET, WELLINGBOROUGH**

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00273/FUL, for a proposed 2.5 storey dwelling - re-submission following withdrawn application ref: WP/18/00748/FUL - changes to design and siting; and blocking up of side windows serving number 34 Castle Street (amended plans and description) on land between 34 and 34A Castle Street, Wellingborough for Holmwood Properties 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.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from six objectors and the agent.

Councillor G Lawman proposed that the planning application be deferred for a parking survey to be carried out at 15.30 (during term time) and 19.30 when the Castle Theatre was in use. The deferral was seconded by Councillor Maguire. This became the substantive motion.

Due to the deferral the speakers did not speak. This would then allow them to do so when the planning application returns to the planning committee.

On being put to the vote, the motion for deferral was approved by 6 votes.

**RESOLVED** that the planning application be deferred for a parking survey to be carried out at 15.30 (during term time) and 19.30 when the Castle Theatre was in use.

## **6. PLANNING APPLICATION WP/19/00296/FUL – 37 MAIN ROAD, GRENDON**

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00296/FUL, for the demolition of existing conservatory. Two storey side extension with a first floor balcony on side elevation. Single storey rear extension. Lower level garage extension. Interior and exterior alterations to include engineering works to garden to create a sunken terrace, lower deck, middle deck and upper deck with hot tub. Alterations to front terrace to include an additional stairway. Re-cladding of existing dwelling and replacement windows and doors at 37 Main Road, Grendon for Mr A Brown.

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

The 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 20/08/2019 and a record of the visit was set out in the circulated notes.

The site viewing group considered there to be plenty of space for this proposal and felt it was sympathetic to existing buildings; they considered the impact on neighbouring properties and the loss of view of the Nene Valley from the cemetery to be minimal.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Scarborough 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:
  - Drawing: 202 Rev 4 Proposed Elevations (Registered 24 July 2019)
  - Drawing: 100 Rev 3 Existing and Proposed Site Plan (Registered 16 May 2019)
  - Drawing: 101 Rev 2 Existing Floor Plan and Location Plan (Registered 16 May 2019)
  - Drawing: 102 Rev 3 Proposed Floor Plan and Section (Registered 16 May 2019)
  - Drawing: 502 Rev 1 Aerial Existing (Registered 16 May 2019)
  - Drawing: 503 Rev 3 Aerial Proposed (Registered 16 May 2019)

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

3. Notwithstanding the approved drawings, no development shall take place above slab level until full details of soft landscape works along the northern boundary of the site have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown; any proposed soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. All proposed soft landscape works shall be carried out within the first planting season upon substantial completion of the approved extension.

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

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

4. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning

authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

(Councillor G Lawman left the room for the following planning application having declared a registerable interest).

**7. PLANNING APPLICATION WP/19/00356/FUL – 39 FAIRFIELD ROAD, ISHAM**

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00356/FUL, for a proposed 2 bedroom single storey dwelling with off road parking and amenity space at 39 Fairfield Road, Isham for Mr M Evans.

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

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

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

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

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

The objector who was representing the owner of 1 Ryehill Close stated that the access from Ryehill Close was narrow and there were already parking issues without the loss of two car parking spaces and the increase with visitor parking: He also raised concerns in relation to access for emergency service vehicles and the affect on amenity; the objector had concerns in relation to noise, dust and material deliveries during construction: He considered the proposal, that sits further forward of adjacent buildings, would affect the street scene; the objector referred to the five windows in the flank elevation of 1 Ryehill Close (three downstairs and two upstairs) which is opposite 39 Fairfield Road and considered the proposal would affect the sunlight received to habitable rooms at 1 Ryehill Close; he also had concerns for drainage of rain water affecting neighbouring properties.

The applicant spoke and reported that the proposal was for a single storey wheelchair friendly bungalow with adequate off road parking, which complied with standards and highways had not objected.

The site viewing group considered the proposal to be overdevelopment and the site too small for a second house. They felt the parking was contrived and difficult with the banjo style layout in the street. Members considered the proposal to be a detriment to the owner of 1 Ryehill Close who they felt would be severely overlooked. A comment was also made that it would affect the character of the area.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Skittall 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 creation of a new dwelling on garden land at the rear of 39 Fairfield Road, Isham would not respond to the site's immediate or wider context and would be out of character with the overall form and character of the area and would be detrimental to the street scene. This would be contrary to policies 8 (d) (i) and (ii) and 11 (2) (b) of the North Northamptonshire Joint Core Strategy.
2. The proposed development is an overdevelopment of the site. The creation of a new dwelling in the rear garden of number 39 Fairfield Road will result in a cramped and poorly designed form of development and would result in inadequate private amenity space for both the existing and proposed dwellings. This would be contrary to Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and advice contained in the National Planning Policy Framework.

(Councillor G Lawman returned to the room and the meeting).

#### **8. PLANNING APPLICATION WP/19/00370/FUL – LAND ADJACENT 149 MAIN STREET, LITTLE HARROWDEN**

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00370/FUL, for the erection of general purpose agricultural building, concrete apron, 2x1.5m access gates and 1.2m fencing enclosure. Improvements to existing access to increase the width of the vehicular access to 7m and provide 15m of off-road waiting in front of the newly located gates on land adjacent 149 Main Street, Little Harrowden for James Farms 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 granted permission subject to the conditions set out in the report.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the ward councillor (Councillor Hallam).

Councillor Hallam did not speak as he was happy with the additional condition in the late letters' list to restrict the use for agricultural purposes only.

The site viewing group were also happy with the additional condition. They welcomed the need to leave more room for the vehicles to access and exit the entrance by setting the gate back by 15 metres, away from the road, and to help road traffic to know the site was there. A comment was also made that the trees would mask the development. Members looked to the ward councillor to discuss with the parish council and county councillor to move the 30mph sign limit as you approach the sharp bend from Hill Top to the other side of the bend, in order to slow down any traffic before it reaches the bend.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Maguire that the planning application be granted permission.

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

**RESOLVED** that the planning application be granted permission 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:  
1:2500 received 19 June 2019  
19-052-01 received 19 June 2019  
19-052-02 received 19 June 2019

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

3. The building hereby approved shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990 and if at any time the building ceases to be used or required for such purpose it shall be removed and the site re-instated in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

Reason: To ensure that the building is used for agricultural purposes only since it lies within a rural area where restrictive planning policies apply and where only that development needed to meet the essential requirements of the locality is permitted.

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 ensure that features of archaeological interest are properly examined and recorded, in accordance with the emerging North Northamptonshire Joint Core Strategy policy 2 (d) and the National Planning Policy Framework at paragraph 199.

## **9. PLANNING APPLICATION WP/19/00137/REM – SITE R1 & R2 W NORTH, NIORT WAY, WELLINGBOROUGH**

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00137/REM, for a reserved matters application pursuant to conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments and details of street furniture and lighting; 4 (A) (a) layout, design and specification of drainage infrastructure; 4 (a) (b) detailed survey of existing ground levels, details of any proposed alterations to existing ground levels, the final ground level of the development and the finished floor levels of the buildings; 4 (A) (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 6 (accordance with the planning application development framework plan); 12 (landscape maintenance plan); 19 (foul water); 20 (surface water). 23 (sustainability statement/assessment); 31 (nationally described space standards) and 32 (national accessibility standards) of planning application WP/16/00271/VAR for 199 dwellings amended and additional plans and documents on Site R1 and R2 W North, Niort Way, Wellingborough for BDW Trading 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 subject to any comments from Anglian Water, the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping, subject to the conditions set out in the report.

In addition to the recommendation the senior development management officer reported the partial discharge of conditions 4(a), (b) and (c), 4 (A) (a), (b), (c), 12, 19, 20, 23, 31 and 6 of variation to the planning permission WP/16/00271/VAR and the imposition of an additional condition in relation to details of electric charging points.

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

The applicant (BDW Trading Ltd) was excited to be on site shortly and thanked Debbie Kirk the planning officer for her hard work in getting the planning application to this stage.

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

The chairman then invited the committee to determine the application.

A member made the comment that there was a chronic shortage of houses and members were keen to see this development delivered.

It was proposed by Councillor Maguire 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 any comments from Anglian Water, the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the drawings/details of which are also approved as submission of details for sub phases R1 and R2 pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:  
PARNI -MCB-ZZ-ZZ-DR-A-0220 D5 - P2 (site location plan) received 11 March 2019;  
PARNI -MCB-ZZ-ZZ-DR-A-0230 D5 - P12 (site layout plan) received 19 July 2019; (Condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0231 D5 - P4 (external materials plan) received 19 July 2019; (Condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019; (Condition 4 (c));  
PARNI -MCB-ZZ-ZZ-DR-A-0233 D5 - P3 (affordable tenure plan) received 19 July 2019; (Condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0234 D5 - P2 (refuse management plan) received 6 August 2019; (Condition 4 (A) (c));  
PARNI -MCB-ZZ-ZZ-DR-A-0236 D5 - P2 (parking strategy plan) received 19 July 2019; (Condition 4 (b));  
PARNI -MCB-ZZ-ZZ-DR-A-0133 D5 - P1 (checklist CAT 1 NDSS sample floor plan Ambersham) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0135 D5 - P1 (checklist CAT 1 NDSS sample floor plan Maldon) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0136 D5 - P3 (apartment ground floor plan Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0137 D5 - P3 (apartment first floor plan Ambersham & Maldon plots 110-115 as shown: plots 133-138 handed) received 19 July 2019; (condition 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0138 D5 - P3 (apartment second floor plan

Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0139 D5 - P2 (apartment elevations Ambersham & Maldon plots 110-115 as shown: plots 133-138 handed) received 19 July 2019; (Condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0140 D5 - P3 (apartment elevations Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (Condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0141 D5 - P1 (checklist CAT 2 NDSS GF plan Roseberry) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0142 D5 - P1 (checklist CAT 2 FF plan Roseberry) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0143 D5 - P3 (house type plans and elevations Rosebury plot 139 as shown plot 140) received 19 July 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0144 D5 - P1 (checklist CAT 1 FF plan Alverton) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0145 D5 - P3 (house type plans and elevations Alverton plots 102, 128 as shown: plot 29 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0146 D5 - P3 (house type plans and elevations Alverton plots 143, 144, 149 as shown) received 19 July 2019; (conditions 4 (a) and 31); PARNI -MCB-ZZ-ZZ-DR-A-0147 D5 - P2 (house type plans and elevations Alverton plot 132 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0149 D5 - P1 (checklist CAT 1 NDSS GF plan Brandon) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0150 D5 - P1 (checklist CAT 1 NDSS FF plan Brandon) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0151 D5 - P2 (house type plans and elevations Brandon plots 107, 116, 151 as shown plots 109, 118, 152 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0152 D5 - P1 (checklist CAT 1 NDSS GF plan Moresby) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0153 D5 - P1 (checklist CAT 1 NDSS FF plan Moresby) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0154 D5 - P2 (house type plans and elevations Moresby plots 141 as shown plot 150 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0155 D5 - P1 (checklist CAT 1 NDSS GF plan Buchanan) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0156 D5 - P1 (checklist CAT 1 NDSS FF plan Buchanan) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0157 D5 - P2 (house type plans and elevations Buchanan plot 131 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0158 D5 - P1 (checklist CAT 1 NDSS GF plan Maidstone) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0159 D5 - P1 (checklist CAT 1 NDSS FF plan Maidstone) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0161 D5 - P1 (checklist CAT 2 NDSS GF plan Folkstone) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0160 D5 - P3 (house type plans and elevations Maidstone plots 74, 78, 87, 126, 127 as shown plots 73, 77, 85, 86, 104 handed)

received 19 July 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0162 D5 - P1 (checklist CAT 2 NDSS FF plan Folkstone) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0163 D5 - P3 (house type plans and elevations Folkstone plots 34,44,50,160,164,167,171,199 as shown: plots 35,45,159,161,163,165,166,170,198 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0164 D5 - P1 (checklist CAT 2 NDSS GF plan Ennerdale) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0165 D5 - P1 (checklist CAT 2 NDSS FF plan Ennerdale) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0166 D5 - P3 (house type plans and elevations Ennerdale plot 51 as shown: plot 162 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0167 D5 - P1 (checklist CAT 1 NDSS GF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0168 D5 - P1 (checklist CAT 1 NDSS FF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0169 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0170 D5 - P2 (house type plans and elevations Norbury plots 3,5,6,10,23,53,58,186 as shown: plots 2,4,9,24,27,57,61,177 as handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0172 D5 - P1 (checklist CAT 1 NDSS GF plan Lutterworth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0173 D5 - P1 (checklist CAT 1 NDSS FF plan Lutterworth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0174 D5 - P2 (house type plans and elevations Lutterworth plots 130,153 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0175 D5 - P1 (checklist CAT 1 NDSS GF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0176 D5 - P1 (checklist CAT 1 NDSS FF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0177 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0178 D5 - P2 (house type plans and elevations Kingsville plots 26,55,56,60,178, 180,182, 184 as shown plots 25,54,59,179,181,183,185 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0179 D5 - P2 (house type plans and elevations Kingsville plots 65, 120,122,123 as shown plot 64, 121, 124 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0180 D5 - P1 (checklist CAT 1 NDSS GF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0181 D5 - P1 (checklist CAT 1 NDSS FF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0182 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0183 D5 - P2 (house type plans and elevations Brentford plots 11, 28, 62, 129, 176 as shown plots 1,22,52,187 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0185 D5 - P1 (checklist CAT 1 NDSS GF plan

Hemsworth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0186 D5 - P1 (checklist CAT 1 NDSS FF plan Hemsworth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0187 D5 - P2 (house type plans and elevations Hemsworth plot 195, 196 as shown) received 19 July 2019; (Condition 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0188 D5 - P3 (house type plans and elevations Hemsworth plots 17, 18 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0189 D5 - P1 (checklist CAT 1 NDSS GF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0190 D5 - P1 (checklist CAT 1 NDSS FF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0191 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0192 D5 - P2 (house type plans and elevations Hesketh plot 119 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0193 D5 - P2 (house type plans and elevations Hesketh plots 70 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0194 D5 - P1 (checklist CAT 1 NDSS GF plan Windsor) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0195 D5 - P1 (checklist CAT 1 NDSS FF plan Windsor) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0196 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Windsor) received 11 March 2019; (Condition 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0197 D5 - P2 (house type plans and elevations Windsor plots 7, 8 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0240 D5 - P4 (Illustrative streetscenes) received 19 July 2019; (condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0241 D5 - P3 (Illustrative streetscenes) received 19 July 2019; (condition 4 (a));  
PARNI -MCB-ZZ-ZZ-DR-A-0242 D5 - P3 (illustrative section) received 19 July 2019; (Condition 4 (b));  
PARNI -MCB-ZZ-ZZ-DR-A-0250 D5 - P1 (checklist CAT 1 NDSS GF plan Hale) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0251 D5 - P1 (checklist CAT 1 NDSS FF plan Hale) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0252 D5 - P2 (house type plans and elevations Hale plots 38,39, 40, 41 as shown) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0253 D5 - P3 (house type plans and elevations Hale plots 67,68 as shown plots 33,71,72,75,76,83,84 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0254 D5 - P1 (checklist CAT 1 NDSS GF plan Radleigh) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0255 D5 - P1 (checklist CAT 1 NDSS FF plan Radleigh) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0257 D5 - P2 (house type plans and elevations Radleigh plots 16, 69, 81, 174, 175,193 as shown plots 63, 80, 173 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0258 D5 - P1 (checklist CAT 1 NDSS GF plan Alnmouth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0259 D5 - P1 (checklist CAT 1 NDSS FF plan

Alnmouth) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0260 D5 - P2 (house type plans and elevations Alnmouth plots 42, 66, 82, 172, 194 as shown plots 15, 37, 79, 125, 197 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0261 D5 - P1 (house type plans and elevations Folkestone plot 190 as shown and plots 189, 191 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0262 D5 - P1 (house type plans and elevations Ennerdale plot 192 handed) received 19 July 2019 (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0263 D5 - P1 (house type plans and elevations Brandon plots 108, 117 as shown) received 19 July 2019 (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0270 D5 - P1 (checklist CAT 1 NDSS sample floor plan AF1) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0272 D5 - P2 (apartment plans AF1 plots 90, 101 as shown and plots 90-95 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0273 D5 - P2 (apartment elevations AF1 plots 96, 101 as shown, plots 90, 95 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0274 D5 - P2 (apartment elevations II AF1 plots 96, 101 as shown, plots 90-95 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0275 D5 - P1 (housetype plans & elevations type 50 plot 89 as shown plot 88 handed) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0276 D5 - P1 (checklist CAT 1 NDSS FF plan type 50) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0277 D5 - P3 (house type plans & elevations type 50, plot 89 as shown plot 88 as handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0278 D5 - P1 (checklist CAT 2 NDSS GF plan type 52) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0279 D5 - P1 (checklist CAT 2 NDSS FF plan type 52) received 11 March 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0280 D5 - P2 (housetype plans & elevations type 52 plot 106 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);  
PARNI -MCB-ZZ-ZZ-DR-A-0281 D5 - P1 (checklist CAT 1 NDSS GF plan type 55) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0282 D5 - P1 (checklist CAT 1 NDSS FF plan type 55) received 11 March 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0283 D5 - P2 (housetype plans & elevations type 55 plot 105 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0284 D5 - P3 (housetype plans & elevations Brandon plots 13,14,20,21,32,48 and 49 as shown plot 12, 19, 31, 47 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0285 D5 - P3 (house type plans & elevations Windsor plot 36 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0286 D5 - P2 (house type plans & elevations Buchanan plot 188 as shown plot 158 handed) received 19 July 2019; (conditions 4 (a) and 31);  
PARNI -MCB-ZZ-ZZ-DR-A-0287 D5 - P3 (housetype plans & elevations Moresby plot 103 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0288 D5 - P3 (house type plans & elevations Buchanan as shown plots 168,142 handed) received 19 July 2019; (Condition 4 (a));

PARNI -MCB-ZZ-ZZ-DR-A-0290 D5 - P3 (house type plans & elevations Hesketh plot 48, 169 as shown plot 30, 43 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0291 D5 - P1 (apartment plans AF1 plots 96-101 as shown) received 11 March 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0292 D5 - P1 (apartment plans AF1 plots 96-101 as shown) received 11 March 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0293 D5 - P2 (housetype plans & elevations type 52 as shown plots 154, 156 as shown, plot 155, 157 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0294 D5 - P3 (housetype plans & elevations Roseberry as shown plots 145, 146 as shown, plot 147, 148 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0300 D5 - P1 (plans & elevations sub-station) received 19 July 2019; (Condition 4 (a));

PARNI -MCB-ZZ-ZZ-DR-A-0301 D5 - P1 (plans & elevations refuse & cycle storage plots 90-95 & 96-101 apartments AF1) received 19 July 2019; (Conditions 4 (a), 4 (b) and 4 (A) (c));

PARNI -MCB-ZZ-ZZ-DR-A-0302 D5 - P2 (plans & elevations refuse & cycle storage plots 110-115 & 133-138 apartments Ambersham/Maldon) received 19 July 2019; (conditions 4 (a), 4 (b) and 4 (A) (c));

PARNI -MCB-ZZ-ZZ-DR-A-0303 D5 - P1 (plans & elevations single garage BLSG1F6) received 19 July 2019; (Conditions 4 (a) and 4 (b));

PARNI -MCB-ZZ-ZZ-DR-A-0304 D5 - P1 (plans & elevations double garages BLDG256) received 19 July 2019; (Conditions 4 (a) and 4 (b));

PARNI -MCB-ZZ-ZZ-DR-A-0305 D5 - P1 (plans & elevations triple garages BLTG256) received 19 July 2019; (Conditions 4 (a) and 4 (b));

GL0619 02B (soft landscaping proposals sheet 1 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 03B (soft landscaping proposals sheet 2 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 04B (soft landscaping proposals sheet 3 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 05 (tree pit detail within soft landscape areas) received 19 July 2019; (Condition 4 (c));

GL0619 06 (tree pit detail within grass verge) received 19 July 2019; (Condition 4 (c));

Landscape management plan for the incidental open spaces associated with development parcels by Golby +Luck landscape architects dated 4 March 2011 reference GLO619 received 11 March 2019 - (condition 12);

H6647/INF/01 (road geometry) received 11 March 2019; conditions 4 (b));

H6647/INF/02 (road contours) received 11 March 2019; conditions 4 (b));

H6647/INF/03 (proposed FFL, external levels and road contours, sheet 1) received 11 March 2019; (conditions 4 (A) (b));

H6647/INF/04 Rev A (proposed FFL, external levels and road contours, sheet 2) received 19 July 2019; (conditions 4 (A) (b));

H6647/INF/05 Rev A (proposed FFL, external levels and road contours, sheet 3) received 19 July 2019; (conditions 4 (A) (b));

H6647/INF/06 (proposed FFL, external levels and road contours, sheet 4) received 11 March 2019; (conditions 4 (A) (b));

H6647/INF/20 (adoptable road and drainage long sections sheet 1) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF/21 (adoptable road and drainage long sections sheet 2) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF/22 (adoptable road and drainage long sections sheet 3) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF/23 (adoptable road and drainage long sections sheet 4) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF/36 Rev A (storm water drainage manhole schedule) dated 19.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF/37 (foul water drainage manhole schedule) received 11 March 2019; Conditions 4 (A) (a) and 19);  
H6647/INF/40 (highway construction details sheet 1) received 11 March 2019; (condition 4 (b));  
H6647/INF/41 (highway construction details sheet 2) received 11 March 2019; (condition 4 (b));  
H6647/INF50 (adoptable kerbing layout) received 11 March 2019; conditions 4 (b));  
H6647/INF60 (S38 agreement plan) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a), 4 (b)), 19 and 20);  
H6647/INF/65 (S104 agreement plan) dated January 2019 received 11 March 2019; (conditions 4 (A) (a) and 20);  
H6647/INF80 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));  
H6647/INF81 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));  
H6647/INF82 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));  
H6647/INF90 (flood routing plan) received 23 May 2019 conditions 4 (A) (a) and 20);  
DS/SFA/001 Rev C (standard adoptable sewerage details (SFA6) received 11 March 2019; conditions 4 (A) (a), 19 and 20);  
Environmental economics sustainability statement Niort Way, Wellingborough Revision 2 dated 28.1.2019 (22 pages) received 11 March 2019 condition 23;  
Micro-drainage calculations report Revision A dated 21.05.2019 (87 pages) received 23.05.2019 conditions 4 (A) (a) and 20);  
SuDS Maintenance regime H6647 Niort Way prepared by Barratt Homes dated 18 July 2019 (11 pages) received 19 July 2019; conditions 4 (A) (a) and 20);  
Or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

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. Prior to the commencement of any construction works in any parcel or phase details full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless an alternative timetable is otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

3. No dwelling or dwellings shall be occupied until the street(s) affording access to those dwelling(s) has been completed to wearing course.

Reasons: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. All hard and soft landscape works shown on drawing numbers GL0619 02B (soft landscaping proposals sheet 1 of 3) received 19 July 2019; GL0619 03B (soft landscaping proposals sheet 2 of 3) received 19 July 2019 and GL0619 04B (soft landscaping proposals sheet 3 of 3) received 19 July 2019 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.  
If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

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

6. Before the first occupation of each associated dwelling the boundary treatment details shown on drawing number PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019 shall be installed or such other details that shall have been submitted to and approved in writing 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.

7. No development above slab level shall take place until samples of external facing bricks, the external boarding, the roof tiles, the window frames, fascia boards and guttering to be used in the construction of the dwellings have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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

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

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

9. No dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials, as shown drawing number PARNI -MCB-ZZ-ZZ-DR-A-0234 D5 - P2 (refuse management plan) received 8 August 2019 has been completed in accordance with the approved plans or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except either on the evening on the day before the collection or on the day of collection.

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

10. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing number PARNI -MCB-ZZ-ZZ-DR-A-0236 D5 - P2 (parking strategy plan) received 19 July 2019 has been constructed, surfaced and permanently marked out or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. The car parking area provided shall be used for no other purpose thereafter.

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

11. Prior to the commencement of the construction of any dwellings details of the proposed lighting scheme for the lighting of the shared private driveways and shared parking courts shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

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

12. Notwithstanding the details shown on drawing numbers PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019, GL0619 02B (soft landscaping proposals sheet 1 of 3) and GL0619 04B (soft landscaping proposals sheet 3 of 3) details of the hard and or soft boundary treatment along the southern boundary of sites R1 and R2 with the Niort Way shall be submitted to and approved by the local planning authority prior to the commencement of any residential unit in phase R1 or phase R2. The approved scheme shall be implemented within 12 months of the first occupation of any residential unit in phase R1 or phase R2 and shall thereafter be retained in that form.

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.

13. Prior to the construction of the development above slab in level in each phase a scheme for the provision of charging points for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings in each phase that will benefit from a charging point for electric vehicles and the location of any charging point for electric vehicles. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the charging point shall relate.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 110 (e) of the National Planning Policy Framework.

**10. PLANNING APPLICATION WP/19/00333/FUL – LAND ADJACENT 205 ORLINGBURY ROAD WITH ACCESS OPPOSITE 102 ORLINGBURY ROAD, ISHAM**

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00333/FUL, for a retrospective planning application for rationalisation and resurfacing existing field access, construction of brick pillars and laying of hardstanding associated with the agricultural use of the land. Reduction of existing brick pillars from 1.37m to 1m high and removal of gates on land adjacent 205 Orlingbury Road with access opposite 102 Orlingbury Road, Isham for Mr C Stairs.

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

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

Requests to address the meeting had been received from a local resident and the applicant.

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

The local resident who lived at 104 Orlingbury Road informed the committee that he had concerns about the proposal which was first a gap opposite his property where the road curves in front of his house; he reported that when you come up from the field and are blind to the Isham side there have been numerous near misses with accidents; the resident also stated that cars have ended up there through accidents; he also had concerns for rain water in this area which runs across the road and freezes and that the ditch the other side was not maintained and it floods into the field; the resident reported that the farmer brings in large bales further up; he reported that in the past there had been no gate posts and just a gap; the resident summarised by stating he was not against the application but considered it to be completely in the wrong place and should be moved 50 yards further along.

The applicant apologised for the application being made retrospectively. He reported that the access was opposite his property and the hardstanding gravel would also assist when washing agricultural vehicles on stones. He informed the committee that he had altered and resubmitted the application and reported that he had tidied up where he lives and also cuts the hedgerows. The applicant reported that the issue with the owner of 104 Orlingbury Road was an ongoing family feud.

The chairman then invited the committee to determine the application.

A member advised that the committee does not like retrospective planning applications and would expect planning applications to be submitted before development takes place, although the committee would consider the application on its merits.

Another member considered it to be a clear road where you can see both ways with a clear access and clear view.

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

On being put to the vote, the motion for approval was carried by 10 votes with one abstention.

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

1. The development hereby approved shall be carried out in accordance with the following plans/details:  
Proposed Arrangements Plan: KA31253-003 Rev A (registered 23 July 2019)  
Location Plan: KA31253-001 (registered 4 June 2019)

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

2. The details shown on approved plan KA31253-003 Rev A (registered 23 July 2019) must be completed within 3 months of the date of this decision or such other timeframe to have been first agreed in writing with the local planning authority. The local planning authority must be notified in writing within 1 month of completion that the works have been carried out in accordance with the approved plans.

Reason: To ensure that the works have been completed and to ensure that the development maintains the visual quality of the area and to ensure highway safety in accordance with policy 8 (d) (i) and (b) (ii) of the North Northamptonshire Core Spatial Strategy.

3. The access must remain open as shown on the approved plans and no gates or barriers must be affixed to the approved gate posts.

Reason: To ensure highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Core Spatial Strategy.

4. The area of compacted gravel shown on the approved plans is to remain ancillary to the agricultural use of the land and for no other purpose.

Reason: To ensure that the development maintains the visual quality of the area in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Core Spatial Strategy.

5. A positive means of drainage must be installed and maintained to ensure that surface water from the access does not discharge onto the highway.

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

(Having declared an interest in the following item Councillor Griffiths did not take part in any of the discussions or voting but remained in the room with the chairman's approval).

## **11. OTHER BOROUGH PLANNING APPLICATION**

### **1. WP/19/00395/EXT**

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00395/FUL, for a Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL) on land west of Rushden Lakes, Ditchford Road, Rushden for Anonymous 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 following objection be made to the current application:

The Borough Council of Wellingborough has substantial concerns over the further extension/expansion of the Rushden Lakes site in advance of an assessment of the current impacts on Wellingborough based on actual results and specifically the type of units being proposed on this extension which could increase the direct competition between the site and Wellingborough town centre, contrary to Policy 12 of the JCS and Section 7 of the NPPF.

Should East Northants Council in weighing the planning balance decide to approve the application, then appropriate mitigation should be put in place to reduce the impact on Wellingborough town centre. The details of this mitigation should be agreed with the Borough Council of Wellingborough. In addition the application should be subject to a 'no poach condition' and a restriction on the amount of 'fashion floor space'.

The chairman then invited the committee to comment on the application.

Councillor Maguire was in favour of the planning application. He wanted to see Rushden Lakes completed and the extra link road delivered. He welcomed the jobs the development had brought to this area but did not think that our town centre shops would move out as they would be unable to afford the rent at Rushden Lakes.

The director of place and strategic growth responded in relation to the link road and reported that this had already been approved and was not dependent upon this planning application.

Members appreciate the need for the link road but were concerned with some of the units suggested in the proposed planning application and did not want to stop anyone visiting town centres.

A member referred to the applicant's Retail Impact Assessment and the impact on Wellingborough is expected to be around 15% as a result of the proposed expansion. He asked what powers we have to mitigate this. The director of place and strategic growth referred to previous negotiations in relation to contributions from the development of Rushden Lakes. If after two years a breach was triggered there would be the need for our council to secure further financial mitigation from the developer.

Members summarised by expressing their concerns that we could lose our small niche shops and referred to small units that are currently at the Embankment in Nene Court. The council would not be able to come up with anything to mitigate our town centre if the planning application was to go through. They considered this proposal a third step too far for shops in our town and supported the officer's recommendation.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that the council object to the current planning application for the reasons set out in the report.

On being put to the vote, the motion to object to the current planning application was carried by 7 votes with 2 abstentions and one recorded vote against the motion\*.

\*(Councillor Maguire asked that his vote be recorded).

**RESOLVED** to note that the council object to the current planning application for the following reasons:

The Borough Council of Wellingborough has substantial concerns over the further extension/expansion of the Rushden Lakes site in advance of an assessment of the current impacts on Wellingborough based on actual results and specifically the type of units being proposed on this extension which could increase the direct competition between the site and Wellingborough town centre, contrary to Policy 12 of the JCS and Section 7 of the NPPF.

Should East Northants Council in weighing the planning balance decide to approve the application, then appropriate mitigation should be put in place to reduce the impact on Wellingborough town centre. The details of this mitigation should be agreed with the Borough Council of Wellingborough. In addition the application should be subject to a 'no poach condition' and a restriction on the amount of 'fashion floor space'.

## **12. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION**

**RESOLVED** that the decisions on applications for planning permission, and building regulation approvals determined by the director 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 4), be noted.

## **13. PLANNING APPEAL DECISIONS**

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

- (i) 01/07/2019, for a proposed change of use of a building from shops (Class A1) to a use falling within Class C3 (dwellinghouse) (2 flats) and for associated operational development at Former Spar corner shop, 3 – 5 Camden Square, Bozeat, which was allowed;
- (ii) 09/08/2019, for the erection of one bungalow with associated garden area and parking at 31 Edward Road, Irchester, which was dismissed.

## **14. ANY OTHER ITEMS THE CHAIRMAN DECIDES ARE URGENT**

The chairman announced that this was the last meeting that Julie Thomas, director of place and strategic growth, would be attending as she was leaving the authority.

The chairman and other committee members individually thanked her for the excellent job she had done during her time at the council.

The chairman was disappointed she was leaving and said she would be hard to replace being one of the best planning directors the council has ever had.

Members thanked Julie for all her hard work and the planning department she is leaving behind, which members commented was completely fit for purpose, meets all its targets and is the best one they have come across and remarked that this was due to Julie's leadership.

They also referred to her excellent work with developers, partners and organisations.

A comment was made that Julie never refused to take on extra responsibility and they thanked her for her role as the council's monitoring officer and as a director of the senior management team and also for the breadth of her knowledge in connection with Nene Valley Crematorium.

The members wished her every success for the future.

Chairman

The meeting closed at 8:18pm.

## COUNCIL MEETING – 15 OCTOBER 2019

### REPORT OF THE PLANNING COMMITTEE

18 September 2019

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

Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Ms K Skingley (Senior Development Management Officer), Mrs E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Carr attended as an observer).

#### 1. APOLOGIES FOR ABSENCE

**RESOLVED** to note that apologies were received from Councillors Maguire and Stevenson.

#### 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 councillors declared interests in the following items:

| Councillor | Minute No | Item            | Description of Interest   |
|------------|-----------|-----------------|---|
| G Lawman   | 5         | WP/17/00377/REM | Other – is a local resident   |
| Skittrall  | 9         | WP/19/00420/VAR | Other – member of the parish council who commented on the original planning application |

#### 3. CONFIRMATION OF MINUTES – 21 AUGUST 2019

**RESOLVED** that the minutes of the planning committee held on 21 August 2019, be confirmed and signed.

#### 4. REPORT OF THE PRINCIPAL PLANNING MANAGER

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

#### 5. PLANNING APPLICATION WP/17/00377/REM – SITE R4 W NORTH, NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/17/00377/REM, for a

reserved matters application pursuant to conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments; 4 (A) (a) layout, design and specification of drainage infrastructure; 4 (a) (b) detailed survey of existing ground levels, details of any proposed alterations to existing ground levels, the final ground level of the development and the finished floor levels of the buildings; 4 (A) (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 20 (scheme for disposal of surface water) pursuant to variation to planning permission WP/16/00271/VAR for a 66 bedroom care home for older persons - revised plans at Site R4 W North, Niort Way, Wellingborough for Mrs Joanne Kemp.

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

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

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

The applicant reported they were the biggest UK leading care home developer having built 130 care homes; she considered the location would benefit from this facility and would also bring community benefits given the shortage of care beds existing within a 3 mile radius; the applicant stated the care home would bring 40 – 50 jobs and construction work; she confirmed there would be 22 car parking spaces and 8 cycle spaces; the care home would be an energy efficient building split internally between residential and dementia care.

A member raised concerns about the potential for radon and arsenic contamination in the soil as it was detected on the other side of the ring road some years ago.

The senior development management officer confirmed radon was covered under building regulations and the council's environmental protection service had raised no issues in relation to arsenic in the ground. She also added if it was found the developer would have to deal with this at the construction stage. The member advised that if arsenic was found top soil would need to be imported.

Another member referred to the informative in the report in relation to working times for construction works and referred to current complaints about the Glenvale Park site, caused by noise from working on Sundays and bank holidays and through the night. He asked if this informative could be a condition.

The senior development management officer stated there was already a condition on the outline planning permission and the developer would have to comply with this reserved matters planning permission and also the original outline planning permission but the council had not received a construction environmental planning statement in relation to this site.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be 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 hereby approved shall be carried out in accordance with the following approved drawing numbers/details:  
NN8 5ZA-A-01 Rev B (location plan scale 1:1250) received 29 May 2019;  
NN8 5ZA-A-03 Rev C (block plan scale 1:500) received 29 May 2019;  
NN8 5ZA-A-04 C (floor plans) received 11 July 2019;  
NN8 5ZA-A-05 F (elevations) received 10 July 2019;  
NN8 5ZA-A-06 D (site plan) received 11 July 2019;  
27391/2066/001 (finished floor levels) received 11 July 2019;  
50884-DR-LAN-101 Rev C (detailed landscaping proposals) received 15 August 2019;  
Photographic example of Kenilworth Cycle Shelter external Height 2230 mm x External Width 3000 mm x External Depth 2150 received 24 July 2019;  
Autocharge: EV Pedestal (Coin/Token PAYG) manufactured by Rolec EV (2 pages) received on 24 July 2019;  
Technical Note, Note number 27391/4003/TN001 reference 27391 prepared by Peter Brett Associates dated 8 May 2014 (62 pages) received 8 August 2019; MicroDrainage File 190411 - S185+S104 amended.MDX (6 pages) dated 14 November 2016 received 8 August 2019;  
Technical Note TN019 revision B reference 27391/2029 prepared by Peter Brett Associates dated 10 July 2019 received 8 August 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 above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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

3. The boundary treatment shown on drawing numbers NN8 5ZA-A-06 D (site plan) received 11 July 2019 shall be erected before the occupation of any part of the development. Development shall be carried out in accordance with the approved details and thereafter retained in that form.

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

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

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

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

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

6. No building hereby permitted shall be occupied until the vehicular access has been provided and thereafter retained at the position shown on the approved plan drawing number NN8 5ZA-A-06 D (site plan) received 11 July 2019 in accordance with the highway specification commercial vehicle crossing details. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

7. No building hereby permitted shall be occupied until the car/vehicle parking area shown on drawing number NN8 5ZA-A-06 D (site plan) received 10 July 2019 has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

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

8. No building hereby permitted shall be occupied until the covered cycle parking provision shown on the approved plans has been completed. Thereafter, the covered cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

9. The hereby approved Travel Plan Revision C dated July 2019 shall be implemented, monitored and reviewed in accordance with the agreed travel plan targets to the satisfaction of the local planning authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

10. All hard and soft landscape works shown on drawing number 50884-DR-LAN-101 Rev C (detailed landscaping proposals) received 15 August 2019 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or in accordance with a programme for planting agreed in writing with the local planning authority. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

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

11. Prior to the commencement of any construction works on site details of any external lighting serving the vehicular access, the main pedestrian access and car park shall be submitted to and approved in writing by the local planning authority. This information shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type: mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed prior to the first occupation of

the building, maintained, and operated in accordance with the approved details unless the local planning authority gives its written consent to any variation.

Reason: To prevent detriment to residential amenity due to light pollution/nuisance and accord with policy 8 (e) (ii) of North Northamptonshire Joint Core Strategy.

12. All mitigation and compensation recommendations set out in the Preliminary Ecological Appraisal by Brooks Ecological dated August 2017 (21 pages) including the installation 4x 1WQ Schwegler Summer and Winter Bat Roost, 4x 1SP Schwegler Sparrow Terrace and 4 x 16S Schwegler Swift Box all fitted under eaves on south and east elevations shall be implemented at the appropriate stage of the development and no later than one year after the final occupation of the development.

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

## **6. PLANNING APPLICATION WP/18/00623/FUL – 21 ROCK STREET, WELLINGBOROUGH**

The annexed circulated report of the principal planning manager, was received, including late letters, for conversion of a factory to 24 no. apartments (20 no. 1 bed and 4 no. 2 bed) including 11 parking spaces, individual bike storage, bin storage and communal garden at 21 Rock Street, Wellingborough for Mr T Butler.

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

Councillor Skittrall proposed an amendment to the proposal that the planning application be deferred for an additional parking beat survey to be carried out, during a weekday evening when the dance school was in use.

The senior development management officer referred to the late letters' list and the comments of the Northamptonshire Highways Principal Engineer in which he confirmed that the applicant had complied with the requirements set out by Northamptonshire County Council. In his comments he also advised that there was only a marginal difference in results of parking beat surveys being carried out between a weekday and the weekend.

Councillor Skittrall then withdrew his amendment to the proposal.

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 advised that the building was no longer suitable for business premises; he reported the conversion of the factory would see 24 apartments, consisting of one bedroom and two bedrooms; the agent confirmed the proposal would provide 11 car parking spaces which was not unusual for this type of development in the middle of the town; he also referred to the results of the parking beat survey and to a similar development in the town centre which was approved on appeal after being refused planning permission by the council; the agent welcomed the comments of the council's conservation officer in ensuring sustainability of the property.

A member asked the agent about the pre-application advice that he had sought for a different scheme on the site for 17 apartments, with a higher number of 2 bedroom apartments. The agent responded that after speaking to an estate agent, 2 bedroom apartments were not as popular as one bedroom apartments.

Another member had concerns of overlooking to properties in Broad Green. The senior development management officer clarified this was covered in the report (effect and impact on the living conditions of the neighbouring occupiers and the future occupiers of the development) and read out an extract to members confirming the protection to privacy, to neighbouring properties as a result of mitigation from this development.

It was noted during discussions that the conditions in relation to noise and air quality had been covered in the report but omitted from the conditions. This was due to the comments being received late but would now be added to the conditions.

Members welcomed the need to retain the existing cast iron window frames as it was important to keep the heritage of this derelict building. It was felt it would improve the area and supported the scheme. Another member commented that it was an excellent scheme and there was a need to deliver one bedroom apartments. A comment was made by a member that shopping habits were changing and the town centre needed housing for businesses to survive and to make town centres more vibrant.

During the lengthy debate Jacksons Lane Car Park was referred to and a member made the comment that all planning applications should be taken on their own merit and referred to Jacksons Lane Car Park having planning permission. The principal planning manager clarified that planning permission for Jacksons Lane Car Park was agreed in principle but was subject to the completion of a 106 Agreement, which although agreed had not been signed by the relevant parties.

Members could see no reason to refuse the planning application but did sympathise with local residents in relation to parking. A member commented that the site needed developing and felt there was sufficient parking in the area.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Aslam and seconded by Councillor Graves that the planning application be approved as amended to include the conditions in relation to noise and air quality.

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

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

1. The development hereby approved shall be carried out in accordance with the following drawings/details:  
01-17-01 (site plan) received 5 October 2018;  
01-17-03 A (proposed ground plan & elevations/section A-A) received 26 November 2018;  
01-17-04 A (proposed 1st & 2nd plans & elevations/section B-B) received 26 November 2018;  
01-17-05 A (proposed 3rd & 4th plans) received 26 November 2018.

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

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

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

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

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

4. The windows used in the development shall be exactly as detailed on the approved drawings.

Reason: To preserve and complement the character and appearance of the original building and the surrounding historic in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

5. Before development commences a scheme for the boundary treatment of the development including vehicular gates shall be submitted to and approved in writing by the local planning authority. The details shall

include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The approved boundary treatment and vehicular gates shall be implemented in accordance with the approved details before first occupation of the development.

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.

6. 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 policy 2 (d) North Northamptonshire Joint Core Strategy and advised contained within paragraph 199 of the revised National Planning Policy Framework.

7. Before the development is first occupied the approved access and car parking area shall be laid out and surfaced. The first 5 metres to the rear of the public highway shall be hardbound and provision shall be made for the prevention of surface water flowing onto the highway.

Reason: In the interests of achieving and maintaining an acceptable level of off-road car parking provision in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

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

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

9. The residential units hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external use of no more than 5 litres a 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. Development shall be carried out in accordance with the approved crime prevention details shown on drawing number 01-17-03 A received on 26 November 2018 before first occupation of the development.

Reason: In the interest of the security and quality life of future occupants of the development in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

11. No use hereby permitted shall commence until the bin/recycling store shown on the approved drawing number 01-17-03 A received on 26 November 2018 has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the apartment(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

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

12. No use hereby permitted shall be commenced until the cycle parking provision shown on the approved drawing number 01-17-03 A received on 26 November 2018 has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

13. No development shall take place including any works of demolition until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include site procedures to be adopted during the course of construction including:

- working hours;
- Procedures for emergency deviation of the agreed working hours;
- routes for construction traffic;
- location of site compound;
- lighting and security;
- control of dust and other emissions;
- proposed temporary traffic restrictions;
- parking of vehicle of site operatives and visitors.

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

Reason: To ensure there are adequate mitigation measures in place and in the interests of amenities of existing and future residents in

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

14. Prior to any construction works commencing on site details of the secondary glazing to the first, second, third and fourth floor windows shall be submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented and retained in that form in perpetuity.

Reason: To conserve and enhance Wellingborough Conservation Area and accord with policy 2 (a) and (b) of the North Northamptonshire Joint Core Strategy.

15. Notwithstanding the details on the submitted plans, rooflights 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 conserve and enhance Wellingborough Conservation Area and accord with policy 2 (a) and (b) of the North Northamptonshire Joint Core Strategy.

16. Prior to the first occupation of flats 2, 3, 4, 9, 10, 11, 16, 17, 18 the retained windows panes in the first, second and third floor eastern elevation shown on drawing number 01-17-03 Rev A received on 26 November 2018 shall be altered to contain obscure glazing in the lower three panes and clear glazing in the upper three panes and shall be retained in this form in perpetuity.

Reason: In the interests of neighbouring amenity in relation to privacy and to accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

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

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

18. Prior to the occupation of the development hereby approved, pedestrian to vehicle visibility of 2.0 metre x 2.0 metres above a height of 0.6 metres must be provided and maintained in perpetuity on both sides of the vehicular access.

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

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

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

20. Before conversion work commences a detailed acoustic report on the existing noise climate at the development site shall be submitted to the local planning authority for approval in writing. The report if required shall include a scheme of noise insulation measures for the development. The noise insulation measures shall be designed to achieve noise insulation to a standard so that nuisance will not be caused to the residential occupiers. The noise assessment shall take into account the provisions of BS4142: 2014 and BS8233:2014. The approved noise insulation scheme shall be implemented prior to the development being occupied and evidence of its implementation shall be supplied to the local planning authority. The noise insulation shall thereafter be permanently maintained.

Reason: In order to protect the occupiers of the hereby approved development from harmful levels of noise in accord with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

21. Before construction commences an air quality report shall be submitted to and approved in writing by the local planning authority. The report shall detail:
- the area within the boundary of the site which may exceed relevant national air quality objectives
  - specify how the detailed application will address any potential to cause relevant exposure to air pollution levels exceeding the national air quality objectives
  - identify areas of potential exposure
  - detail how the development will reduce its impact on local air pollution
- Confirmation that any necessary measures which have been identified by the report have been implemented shall be submitted to the local planning authority before the approved development is first occupied. Regard shall be had to the guidance from the Land - Use Planning & Development Control: Planning for AQ (IAQM) May, 2015, The Control of Dust and Emissions during construction and demolition (Supplementary Planning Guidance) July, 2014 and Guidance on the assessment of dust from demolition and construction version 1.1 (IAQM).

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

**7. PLANNING APPLICATION WP/19/00070/VAR – 2 – 5 OXFORD STREET, WELLINGBOROUGH**

The annexed circulated report of the principal planning manager was received, including late letters, on planning application WP/19/00070/VAR, for a variation of condition 4 of planning permission ref: WP/97/0395/O to extend delivery hours - Deliveries to and collections from the store shall only take place between 0700-2100 hours Monday to Saturday and 0800-1600 hours on

Sundays - revised application at 2 – 5 Oxford Street, Wellingborough for Mrs Taylor.

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 principal planning manager recommended that the variance to the planning permission be approved subject to the conditions set out in the report.

A member commented that he had done some research and was concerned that some Morrisons stores were closing their sites in other parts of the country.

Another member referred to a planning permission that had been granted in nearby Waterloo Yard which was next to the delivery bay and felt this would be overbearing for those residents. He was happy with the evening hours but felt the morning hours to be an imposition on residents.

A member had concerns about the 9 month trialling of the proposed delivery hours and ask if there was anything better we could do. He considered 9 months to be a long time if residents were suffering.

The senior development management officer reported that the council's environmental protection service recommended 9 months as they felt this was a reasonable period. She stated that it was up to the committee to decide if they wished to shorten or vary the period.

Councillor Skittrall proposed an amendment to the proposal that the period of 9 months for trialling the proposed delivery hours be reduced to 3 months.

Discussions took place as to whether to reduce the period to 3 months or 6 months.

It was considered 3 months was too short as it could take time for the amendment to the timings for operations to start.

Councillor Skittrall subsequently withdrew his amendment.

A member commented that logistics need flexibility and that many people work shifts and we should engage with the operator and respect local residents. Another member felt the period should not be reduced at all as he felt they were not unreasonable hours.

The chairman then invited the committee to determine the application.

Councillor Morrall then moved an amendment to the proposal that the delivery hours be trialled for a period of 6 months. Councillor Aslam seconded the amendment to the proposal.

The chairman then invited the committee to vote on the amendment.

On being put to the vote, the amendment was carried by 5 votes to 4 votes to

reduce the trialling of the delivery hours from 9 months to 6 months and this became the substantive motion.

The chairman then put the motion for approval to the vote and this was carried by 6 votes, 1 against and 2 abstentions.

**RESOLVED** that the variance to the planning permission be approved subject to the following conditions:

1. The store shall only be open between 0800 and 2200 hours Monday-Saturday and between 1000 and 1600 hours Sundays.

Reason: In the interests of amenities of residents in the vicinity.

2. A maximum of 10% of the retail floor space shall be used for the display/sale of items which are neither food nor other associated convenience goods and notwithstanding this provision of services such as post office facilities, banking, dry cleaning, film processing, pharmacy is not permitted without the express consent of the local planning authority.

Reason: In the interests of encouraging pedestrian activity in Oxford Street.

3. Deliveries and collections to and from any retail unit hereby approved shall only take place between 7:00 and 21:00 hours Mondays to Saturdays and 08:00 to 16:00 hours on Sundays ("the new extended hours") for a period expiring on 18/3/2020. After this date deliveries and collections from the store shall only take place between 0700 hours and 1900 hours Monday to Saturday and between 0900 hours and 1600 hours on Sunday.

Reason: In order to assess the impacts of the additional hours and the interests of adjacent residential amenity in accordance with the requirements of policy 8 (e) (i) and (e) (ii) of the North Northamptonshire Joint Core Strategy.

4. During the period between the date of this decision and 24:00 hours on 18/2/2020:

The following shall be undertaken:

The QDS is to be actively monitored while deliveries are taking place during sensitive hours (1900 - 2100) by a competent person. This monitoring should take place from the boundary of the delivery area nearest to the closest sensitive receptor as outlined in the Acoustic Assessment B4833 2019-08-19 R, to ensure the noise from delivery activities is not excessive and taking appropriate action to reduce the noise if it is.

Reason: In order to assess the impacts of the additional hours and the interests of adjacent residential amenity in accordance with the requirements of policy 8 (e) (i) and (e) (ii) of the North Northamptonshire Joint Core Strategy

5. Activities likely to cause higher levels of noise breakout (ie loading of empty cages, salvage etc. onto vehicles) are not to take place during the extended/sensitive hours.

Reason: In order to assess the impacts of the additional hours and the interests of adjacent residential amenity in accordance with the requirements of policy 8 (e) (i) and (e) (ii) of the North Northamptonshire Joint Core Strategy.

6. Nothing herein contained shall be deemed to affect or vary plans, details and conditions imposed on outline planning permission reference WP/97/0395/O dated 29/1/1999 and WP/1999/0112 dated 14/07/1999, which shall continue in full force save insofar as they are expressly varied by any conditions imposed hereby.

Reason: For the avoidance of doubt.

## **8. PLANNING APPLICATION WP/19/00411/FUL – 18 BROADWAY, WELLINGBOROUGH**

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/19/00411/FUL, for a proposed two storey 2 bedroom dwelling with associated off street parking and amenity space at 18 Broadway, Wellingborough for Fenn.

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

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

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

The agent was disappointed with the recommendation of a refusal as he felt the proposal to be a well considered scheme of a modest 2 bedroom, 2 storey dwelling with off road parking and a garden. He considered the proposal to be a good design that fits in the street scene, in line with the host dwelling and acceptable impact on the area and amenity.

The chairman then invited the committee to determine the application.

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

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

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

1. The proposed development by way of its incongruous detached linear design, its proximity to the side boundary, its projection forward of the established building line on The Drive would result in a cramped form of development detrimental to the established character of the street scene and the wider area. The proposed development would be contrary to policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy and advice set out under paragraph 127 (a) - (d) of the National Planning Policy Framework.
2. The proposed development would have an unacceptable harmful effect on occupants of the host property (18 Broadway) by virtue of its proximity to the site boundary and neighbouring first floor windows. In addition to this given the orientation of the dwelling proposed it would result in increased overshadowing of the rear elevation of no. 18 Broadway which is detrimental to existing occupiers. The proposed development would be contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

**9. PLANNING APPLICATION WP/19/00420/VAR – 87B LONDON ROAD, BOZEAT**

The annexed circulated report of the principal planning manager, was received, including late letters and a verbal update on previously approved details to be incorporated, for a variation of condition 12 of planning permission ref: WP/16/00430/FUL to allow the house to be built to be compliant with Category 1 of Part M (Visitable Dwellings) rather than Category 2 of Part M (Accessible and Adaptable Dwellings) at 87B London Road, Bozeat for Mr C Howkins.

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 principal planning manager recommended that the planning permission be approved subject to the conditions set out in the report.

The senior development management officer explained the background that policy 30(c) of the Joint Core Strategy (JCS) requires all new dwellings to meet Category 2 of the National Accessibility Standards and this is carried forward into Building Regulations; and clarified that this was not the same as the National Space Standards.

It was commented that the wording of the policy should be changed when the JCS is reviewed by the Joint Planning Delivery Unit rather than just impose a condition, requiring all development to meet Category 2 of the National Accessibility Standards.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths 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 before 16 November 2019.

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. This consent is based on amended drawing 15-006-02A received 07 September 2016, drawings 15-006-01, 15-006-02A and 15-006-03 received 22 July 2016; drawing numbers 15-006-05 (tree protection measures), 15-006-06 (boundary treatment and landscaping) and Pre Construction Information file reference 19/34441 date June 2019 received 12 July 2019.

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

3. Notwithstanding the provisions of the Town & 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, E of Part 1 of Schedule 2 to the Order without the prior express consent of the local planning authority.

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

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

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

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

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

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

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

7. The development hereby approved shall be compliant with the 'Technical housing standards - nationally described space standard' dated March 2015, by the Department of Communities and Local Government.

Reason: In order to comply with policy 30 (b) of the Joint Core Strategy.

8. The development hereby approved shall be compliant with Category 1 of Part M (Visitable dwellings) of the Building Regulations.

Reason: In order to comply with policy 30 (c) of the Joint Core Strategy.

9. On completion of the remediation (in line with Phase 1 Geoenvironmental Desk Study Report) but before the site is first occupied the developer shall:

Provide a verification report to demonstrate the completion of the works as set out in the agreed remediation proposals in 3 above. Reference shall be had to Environment Agency Guide CLR11 Model procedures for the management of land contamination available at <https://www.gov.uk/government/publications/managing-land-contamination>.

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

10. The external materials to be used in the construction of the external surfaces of the development hereby permitted shall consist of following:

Stone: North Bucks limestone from Weston Underwood Limestone Quarry;  
Roof Tiles: Higgins spanish roof slate 20" x 10" (BRSS0140);  
Brick detailing: Northcot Cherwell Heritage Blend;  
Windows: CWG Choices Ltd Cream UPVC flush casements and sashes;  
Driveway blocks: Bradstone driveway autumn;  
Patio paving: Bradstone texture paving in buff;  
unless alternative external material samples are submitted to and agreed in writing by the local planning authority.

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

11. The boundary treatment shown on drawing number 15-006-06 received 12 July 2019 shall be erected before the first occupation of the dwelling and thereafter retained in that form.

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

12. All existing trees to be retained as shown on drawing number 15-006-05 received 12 July 2019 shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

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

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

13. The soft landscaping details for the development shall be carried out in accordance with drawing number 15-006-06. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All soft landscape works shall be carried out in the first planting season after the building is occupied.

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.

14. The development shall be carried out in accordance with the Pre Construction Information file reference 19/34441 date June 2019 received on 12 July 2019 throughout the construction process.

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

**10. 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 principal planning manager, in accordance with delegated powers; and appeal information as set out in the report of the principal planning manager, (Minute 4), be noted.

**11. PLANNING APPEAL DECISION**

**RESOLVED** to note the following annexed circulated decision letter, dated:

- (i) 27.08.2019, for the demolition of a workshop/storage barn and extension of residential dwelling to create main dwelling and residential 'granny annex', at 75 Easton Lane, Bozeat, which was dismissed.

Chairman

The meeting closed at 8.15pm.

## COUNCIL MEETING – 15 OCTOBER 2019

### REPORT OF THE LICENSING (REGULATORY) SUB-COMMITTEE

16 September 2019

Present: Councillors Morrall (Chairman), Aslam and Bone.

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 11.30am.

#### 1. APPOINTMENT OF CHAIRMAN

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

#### 2. DECLARATION OF INTEREST

There were no declarations made.

#### 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.

| <b>Minute</b> | <b>Item</b>  | <b>Exemption</b> |
|---------------|--|------------------|
| 4             | Application for the renewal of a hackney carriage driver's licence | E1 & 2           |

#### 4. APPLICATION FOR THE RENEWAL OF A HACKNEY CARRIAGE DRIVER'S LICENCE

The circulated exempt report of the director of place and strategic growth was received in relation to an application to renew a hackney carriage driver's licence.

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

The principal environmental health manager presented the report to the sub-committee. She explained that an application had been received for the renewal of a hackney carriage driver's licence which had expired on 31 August 2019. A temporary licence had been issued to the applicant which would expire on 16 September 2019.

She explained that the applicant had contacted the licensing team as he had been charged with a public order offence which had taken place in Northampton on 27 May. He had subsequently appeared in court where he had pleaded guilty and been convicted of such offence. The council had no previous complaints about his conduct. The applicant had provided details of the altercation that had taken place. A formal account had also been provided by the police, both of which were appended to the report.

The report detailed the council's criminal conviction policy which states that a firm line be taken with those who have convictions for offences involving violence and makes particular reference to a five year period having elapsed before an application would be considered. The policy could however be departed from in exceptional circumstances.

The sub-committee was reminded that whilst determining the application the sub-committee had the following options:

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

The chairman thanked Mrs Wilcox for her presentation.

He asked the members of the sub-committee if they wished to ask any questions of the applicant.

Councillor Bone noted that the applicant's statement somewhat differed from that of the police, and asked if the applicant could elaborate.

The applicant confirmed that he had been on a rare night out with family members, to celebrate losing a lot of weight and his birthday, and was intoxicated. An altercation had happened with some youths and a wet substance was thrown over him. He had retaliated and recalled reaching over the police officer to get to one of the youths who subsequently ran off. He did not feel that he had assaulted the officer, and the officer was not injured. He confirmed that he had very little memory of the incident. He was ashamed of what had happened, had a clean record and had never been in trouble with the police. He was a law abiding citizen who held down a good job and enjoyed driving at weekends and considered it to be part of his social life with many of his customers becoming friends. As a general rule he did not drink and he considered that he reacted badly to the alcohol because of his weight loss.

Members asked for clarification on the charge. Mrs Wilcox confirmed that the applicant had been charged with one count of common assault of an emergency worker and one count of contravention of S5 Public Order Act.

The applicant was asked why he had pleaded guilty.

The applicant confirmed that on seeing the footage he considered that he was guilty of the offence and that it was the right thing to do. He had received a large fine as this was now means-tested.

The chairman asked if there was anything further he wished to add.

The applicant confirmed that he prided himself on his exemplary service to the public; he was always polite and helpful and was one of the longest serving drivers in Wellingborough. He was passionate about his work and enjoyed what he did. He had a number of character references which the committee viewed. He understood his licence was in jeopardy and was very distressed about this.

The chairman adjourned the meeting at 11.50am.

The meeting was reconvened at 12.55pm.

**DECISION:**

**RESOLVED** that the application be granted for a hackney carriage driver's licence.

**REASONS FOR DECISION:**

The sub-committee considered the report and heard from the applicant in person. The council's policy is clear in relation to criminal convictions and as the applicant has been convicted for offences of common assault the policy does state that the licence should be revoked. However, this policy can be departed from in exceptional circumstances. The sub-committee considered that the applicant was very remorseful and having reviewed the character references provided felt that this was a totally 'out of character incident' for the applicant and unlikely to re-occur. In these circumstances the sub-committee considered that the applicant was still a fit and proper person to hold a licence and that it would be appropriate to depart from the policy on this occasion. The decision of the sub-committee was to grant the applicant's hackney carriage driver's licence.

The meeting concluded at 1.05pm.

Chairman

