

COUNCIL MEETING – 25 FEBRUARY 2020

REPORT OF THE PLANNING COMMITTEE

22 January 2020

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), 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).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Aslam, Maguire and Stevenson.

2. DECLARATIONS OF INTEREST

RESOLVED to note that no declarations were received.

3. CONFIRMATION OF MINUTES – 18 DECEMBER 2019

RESOLVED that the minutes of the planning committee held on 18 December 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/19/00556/FUL – 46 – 48 CANNON STREET, WELLINGBOROUGH

The chairman referred members to the late letters' report where the applicant for planning application WP/19/00556/FUL for 46 – 48 Cannon Street, Wellingborough, had confirmed that the site was not entirely in his ownership and the correct certificate of ownership had not been completed and notices served.

This meant the application was invalid therefore the planning committee were unable to determine the planning application.

The chairman proposed that the planning application could not be determined and this was seconded by Councillor Morrall.

On being put to the vote, the motion not to determine the planning application was unanimously carried.

RESOLVED that the planning application be not determined as it was invalid.

6. PLANNING APPLICATION WP/19/00541/FUL – 15 CHEQUERS LANE, GRENDON

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/19/00541/FUL, for a residential development for 5 dwellings accessed off a shared private drive, hardstanding and associated landscaping and boundary treatments. Demolition of an existing two sided open agricultural barn used for the storage of hay, two stable blocks, a detached garage and double carport block would be demolished – amended plan received 20 December 2019 at 15 Chequers Lane, Grendon for Mr I Bowers.

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.

The planning application had been deferred at the planning committee meeting on 18 December 2019 for amended plans to be submitted, in relation to plot 4.

A request to address the meeting had been received from the clerk of Grendon Parish Council and also the agent. As the agent had spoken previously the chairman allowed him to be available to answer any questions from the committee.

The chairman allowed the speaker to address the meeting and answer any questions of clarification by the committee.

Grendon Parish Council objected to the application in relation to highway capacity and highway safety, scale and amenity impact on neighbours. It considered the information in relation to the livery business was incorrect stating that the plot was used for a private equestrian use with one or two vehicular movements each week. It also felt the proposal would result in less on road parking and no 9 Chequers Lane would have no parking. The parish council referred to access problems with lorries and agricultural vehicles mounting pavements to get down the road. It commented that no 5 Chequers Lane have reported structural damage to their property and the increase of traffic would exacerbate the problem. It referred to a blind corner where the bus has got struck, there is a lot of school traffic and is a junction where road rage frequently occurs and more vehicle movements would add to the problems. The parish council also referred to the overlooking to 26A Main Road by plot 5 and felt the window had not been moved to the right height. It considered that three bungalows would be more suitable for the site and to revisit the idea with the local planning authority and the parish council.

A member raised a query with the speaker in relation to the red line boundary where the site is partly within and partly outside the village policy line. The speaker stated that the council had not consulted with the parish and the member commented that if this was the case this was maladministration in failure to consult.

The senior development management officer referred members to the report with information from planning policy. The location of the proposed built development on the site lies entirely within the village boundary line for Grendon. She referred to the Inspector's report into the local plan which concluded that the village boundary for Grendon should include the land to the immediate west and south of the dwelling known as Hill Farm. The Inspector's comments were reflected in the modifications to the plan which were consulted on in July – August 2018. The plan, as modified, was approved, and adopted on 26 February 2019. Both local residents and the parish council were provided with opportunities to provide written comments to the Plan of the Borough of Wellingborough (PBW) as it proceeded through the local plan process to its ultimate adoption.

The parish council added that if there were smaller bungalows or retirement ones these would maybe serve one car per property. It also commented that the local school was oversubscribed so any children living in the properties would have to travel out of the village to attend school.

The chairman then invited the committee to determine the application.

Clarification was sought from the agent in relation to the window. The agent explained that it had been lowered in a traditional way where you would look into a wall and not a window. You would have to physically bend to look out but light would get in. There would be no view from the window but a better option than obscure glazing. This would stop any overlooking to no 26A Main Road.

It was also clarified that the first floor side window had been removed and the view from the relocated window would be over the adjacent property's garage block (26A Main Road).

A comment was made that there was less detriment to no 9 Chequers Lane and 26A Main Road and felt the agent had done a good job in terms of what was asked for.

Another member commented that they understand there is a problem with narrow roads and big freighters but Northamptonshire Highways have not objected. The member also felt that the economics of the site was not worth developing for bungalows on that site.

A member of the committee who also represents the ward as a county councillor had not been approached regarding the scheme and his views are his own but maintained it was overdevelopment. He added if there were 4 properties with one access he would support it.

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

On being put to the vote, the motion for approval was carried by 7 votes and one against.

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:
Location plan scale 1:1250 received 30 October 2019;
B57-100 Rev H (site plan as proposed) received 9 December 2019;
B57-101 Rev C (plot 1 floor plans and elevations as proposed) received 8 November 2019;
B57-102 Rev C (plot 2 floor plans and elevations as proposed) received 8 November 2019;
B57-103 Rev D (plots 4 & 5 floor plans and elevations as proposed) received 20 December 2019;
B57-105 (plot 3 floor plans and elevations as proposed) received 8 November 2019;
B57-104 Rev D (site elevations as proposed) received 9 December 2019;
Ecological appraisal by Cherryfield ecology dated 29 October 2019 (39 pages) received 6 November 2019.

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

2. The 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. Notwithstanding the submitted details, no development above slab level shall take place until full details of the materials to be used in the construction of the external surfaces (including facing brick, roof treatment, cladding and render) and architectural detailing (including windows, doors, reveals and cills, rainwater goods, flue/vent extracts, soffits/fascia/bargeboards/verge trim and design/location of meter boxes) of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall 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 on plot 1 and plots 2-5 shall not be occupied until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with samples of the surfacing submitted to and approved in writing by the local planning authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of extraneous material or surface water in the interests of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure a satisfactory parking of vehicles outside of highway limits in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of plot 1 and plots 2 - 5, 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.

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

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

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

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

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

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

8. Prior to the first occupation of any associated dwelling the boundary treatments detailed on drawing number B57-100 H (site plan as proposed scale 1:200) received on 9 December 2019 shall be installed and the approved fence and railings shall subsequently be retained thereafter.

Reason: To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

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

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

10. No dwelling shall be occupied until the car/vehicle parking area shown on the hereby 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.

11. No dwelling hereby permitted shall be occupied until the refuse stores, as shown on approved plan number B57-100 Rev H (site plan as proposed scale 1:200) received 9 December 2019 have been completed in accordance with the approved details. 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 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. No dwelling hereby permitted shall be occupied 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) (i) of the North Northamptonshire Joint Core Strategy.

13. No development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the local planning authority before construction works commence.

Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development. Should any unforeseen contamination be encountered the local planning authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the local planning authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

14. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the local planning authority full details of both hard and soft landscape works. 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 2 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.

The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner.

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.

15. No development shall take place until the applicant 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 by the planning authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the planning authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the planning authority.

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

16. 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.

17. 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.

18. Prior to the construction of the development above slab in level in each phase details of a charging point for electric vehicles to be installed in each dwelling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first occupation of each associated dwelling in that phase.

Reason: To negate the impact of the development on local air quality and accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards (2016).

19. No construction works shall be undertaken above slab level until details of new nesting opportunities for insects, birds and bats either integral to or mounted to the buildings or mounted on suitable trees has been submitted to, and approved in writing by the local planning authority. The scheme shall include details of external bat roosting boxes, insect boxes for bees and ladybirds, a robin box, swift bricks or boxes and general nesting boxes and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of associated building.

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

20. All mitigation and compensation recommendations set out in the ecological appraisal by Cherryfield ecology dated 29 October 2019 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.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles and ancillary domestic storage associated with the residential occupation of the property without the specific grant of planning permission from the local planning authority.

Reason: To ensure adequate parking is provided, in the interests of highway safety and in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the proposed first floor rear (western) elevation ensuite windows serving plots 4 and 5 shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the

Pilkington range of Textured Glass or equivalent. The ensuite windows in the proposed rear (western) elevation of plots 4 and 5 shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

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

23. Demolition of buildings identified in drawing B57-100G as 'to be removed' shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
 - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
 - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider.

Reason: To ensure that no harm is caused to bats in accordance with the Conservation of Habitats and Species Regulations 2017.

7. PLANNING APPLICATION WP/19/00621/FUL – CHURCH OF ST ANSELM (RC CHURCH) CHURCHILL ROAD, EARLS BARTON

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00621/FUL, to demolish the single storey church on the site and construct 2 no two storey, four bedroom dwellings with single integral garages, hardstanding for parking and landscaping at the Church of St Anselm (RC Church) Churchill Road, Earls Barton for Parrott Holdings 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 principal planning manager recommended that the planning application be approved subject to the conditions set out in the report.

The ward councillor informed the committee that the church could no longer fund Earls Barton and Weston Favell therefore the congregation would join together and sell this site. He confirmed that Earls Barton Parish Council had no objections. The ward councillor considered the houses fit in with the rest of the development and saw no problems with the planning application.

The chairman then invited the committee to determine the application.

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

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

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

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

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

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
18158 (B) 02 Revision A received 30th October 2019;
18158 (B) 100 (B) 100 30 October 2019;
18158 (B) 101 received 30 October 2019;
18158 (B) 103 received 30 October 2019;
18158 (B) 104 received 30 October 2019
18158 (B) 102 received 30 October 2019.

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

3. 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 the development fits with the character and appearance of the area to accord with policy 8 (d) (c) and (i) of the Joint Core Strategy.

4. Notwithstanding the detail shown on the approved plans, prior to the first occupation of the new dwelling 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: In the interests of the amenity of future occupiers and to accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. No development shall take place until details of the levels of the building(s), road(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the local planning authority. Existing and proposed.

The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

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

6. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory and accord with policy 3 (a) (b) and (e) of North Northamptonshire Joint Core Strategy.

7. The existing trees and/or hedgerows shown to be retained on the plans hereby approved shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (b) and (e) 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. 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.

8. PLANNING APPLICATION WP/19/00642/VAR – VACANT LAND OFF WINDERMERE DRIVE/PENRITH DRIVE, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/19/00642/VAR, for a Variation of condition 19 of planning permission ref: WP/16/00806/FUL for variation of Category 3 (wheelchair use) to (wheelchair adaptable) from: Prior to construction a detailed plan should be submitted and approved by the local planning authority identifying which dwellings would meet the requirements of the national accessibility standards in category 2 (accessible and adaptable dwellings) and category 3 (wheelchair use) in accordance with the schedule of the approved Document M of the Building Regulations (2015). The approved scheme shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body. To: Prior to construction a detailed plan should be submitted and approved by the local planning authority identifying which dwellings would meet the requirements of the national accessibility standards in category 2 (accessible and adaptable dwellings) and Category 3 (wheelchair ADAPTABLE) in accordance with the schedule of the approved Document M of the Building Regulations (2015). The approved scheme shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body on vacant land off Windermere Drive/Penrith Drive, Wellingborough for R Samrai.

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

It was recommended that the planning application be delegated to the principal planning manager to approve subject to the conditions set out in the report and following the completion of a deed of variation to the original S106 Planning Agreement.

The ward councillor sought clarification of the proposal that it was giving slightly more flexibility, rather than building for wheel chair users from the start and wanted to be of a high standard and for all abilities, as there was not the demand at the moment but would be compliant when needed.

A member had concerns that the properties would become occupied by those who don't need this category but there are a number of people waiting for proper suitable accommodation. He did not see the need for this variation and commented that the property is provided with a lift.

The chairman then invited the committee to determine the application.

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

On being put to the vote, the motion for approval was carried by 6 votes and 2 against.

RESOLVED that the planning application be delegated to the principal planning manager to approve subject to the following conditions and following the completion of a deed of variation to the original S106 Planning Agreement:

1. The development shall be carried out in accordance with the following plan numbers and documents:
DSA-19028-LND-PL-SL-100 (site layout overview) received on 30 May 2019;
W218 P04 Rev B (proposed street elevations) received 12 July 2017;
W218 P05 Rev B (GA plans and elevs- 2B - 4P semi-brick plots 1 and 2 /3 and 4 /5 and 6 /7 and 8 /9 and 10 /14 and 15 /16 and 17 /25 and 26 /29 and 30 /31 and 32 /33 and 34 /37 and 38) received 12 July 2017;
W218 P08 Rev A (GA plans and elevs- 2B - 4P 3H render plots 11 and 12 and 13/22 and 23 and 24) received 23 June 2017;
W218 P11 Rev A (GA plans and elevs- 3B - 5P (corner) semi-render plots 27 and 28/39 and 40) received 23rd June 2017;
W218 P12 A (GA plans and elevs- 3B - 5P and 1B 2P semi brick and render plots 20 and 21) received 23rd June 2017;
W218 P13 (GA plans and elevs- 3B - 5P and 1B 2P semi brick and render - mirrored plots 18 and 19) received 23 June 2017
5818-01 Rev B (vehicle tracking) 12 July 2017;
5818-02 Rev A (visibility plan) 12 July 2017;
DSA-19028-1B2P-C-700-C (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 21.05. 2019 received 21.05. 2019;
DSA-19028-1B2P-BR-C-701-A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-1B2P-BR-C-702-A (Building Regulations information bathroom plans & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-BR-A-700-B (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 12.04.2019 received 24 April 2019;
DSA-19028-2B4P-BR-A-702-A (Building Regulations information

bathroom plans & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-BR-A-701-B (Building Regulations information proposed first floor plan M4 (2) compliance) dated 12.04.2019 received 24 April 2019;
DSA-19028-2B4P-Av1-700-A (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-Av1-701-A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-Av1-702-A (Building Regulations information proposed bathrooms & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-Av2-700-A (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-Av2-701-A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-Av2-702-A (Building Regulations information proposed bathrooms & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-B-700-A (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-B-701-A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-2B4P-B-702-A (Building Regulations information proposed bathrooms & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-Dv1-700 A (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-Dv1-701 A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-Dv1-702 A (Building Regulations information bathroom plans & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-E -700 A (Building Regulations information proposed ground floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-E -701 A (Building Regulations information proposed first floor plan M4 (2) compliance) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-E -702 A (Building Regulations information bathroom plan & elevations) dated 15.03.2019 received 24 April 2019;
DSA-19028-3B5P-E -703 A (Building Regulations information bathroom plans & elevations -03) dated 15.03.2019 received 24 April 2019;
DSA-19028-LND-PL-SL-100 (site layout overview) received on 30 May 2019;
DSA-19028-2B4P-BR-F-701-B (proposed first floor plan - M4(3) plots 36 and 35 handed) compliance received 14 June 2019;

DSA-19028-2B4P-BR-F-700-B (proposed ground floor plan - M4 (3) plots 36 and 35 handed) compliance received 14 June 2019;

DSA-19028-2B4P-BR-F-702-B (building regulations information bathroom plans & elevations plots 35 and 36) compliance received 14 June 2019;

DSA-19028-2B4P-BR-F-601-C (building regulations information proposed rear elevation plots 36 and plot 35 handed) compliance received 14 June 2019;

DSA-19028-2B4P-BR-F-600-C (building regulations information proposed front elevation plots 36 and plot 35 handed) compliance received 14 June 2019;

DSA-19028-LND-BR-HS-100-A (hard surfaces layout - overview) received on 9 May 2019;

C-1691-01 Rev C (detailed landscape proposals) dated 7 June 2019 received 7 June 2019;

9713 C 112 Rev B (cellular storage cross section) dated 31 May 2019 received on 3 June 2019;

Listers Geo ground investigation report for land off Windermere Drive, Wellingborough reference number 17.01.023 dated April 2017 (191 pages) received on 8 April 2019;

HSP consulting drawing numbers C2949 201 Rev B (engineering layout sheet 1) dated 11.04.19 received on 24.04.2019;

C2949 202 Rev B (engineering layout sheet 2) dated 11.04.19 received on 24.04.2019;

C2949 201 Rev C (engineering layout sheet 1) dated 23rd April 2019 received 9 May 2019;

C2949 202 Rev C (engineering layout sheet 2) dated 23rd April 2019 received 9 May 2019;

9713C 115 B (S9 flow control manhole construction details) dated 31 May 2019 received on 3 June 2019;

JPP Geotechnical & Environmental Ltd proposed residential development land off Windermere Drive/Penrith Drive, Wellingborough Flood Risk Assessment Revision 0 dated 15 May 2019 R-FRA-11053 C-01-0 (152 pages) received 3 June 2019;

Geotechnical & Environmental Ltd infiltration testing at Windermere Drive, Wellingborough dated 29 May 2019 reference 11056G/JDR/01 (12 pages) received 3 June 2019;

Hydro International technical specification reference 9713 dated 31 May 2019 received 3 June 2019;

JPP Consulting Micro drainage foul sewerage design dated 3 May 2019 (4 pages) received 3 June 2019;

JPP Consulting Micro drainage free flowing outfall details for storm 1 in 1 Year FEH dated 31 May 2019 (7 pages) received 3 June 2019;

JPP Consulting Micro drainage simulation criteria for storm 1 in 1 Year FSR dated 31 May 2019 (6 pages) received 3 June 2019;

JPP Consulting Micro drainage simulation criteria for storm 1 in 2 Year FEH dated 31 May 2019 (7 pages) received 3 June 2019;

JPP Consulting Micro drainage simulation criteria for storm 1 in 2 Year FSR dated 3 June 2019 (6 pages) received 3 June 2019;

JPP Consulting Micro drainage simulation criteria for storm 1 in 30 Year FEH dated 31 May 2019 (7 pages) received 3 June 2019;

JPP Consulting Micro drainage simulation criteria for storm 1 in 30 Year

FEH dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 30 Year FSR dated 3 June 2019 (6 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 100 Year + 40% dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage area summary for storm 1 in 100 Year + 40% dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 30 Year FEH dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 30 Year FSR dated 3 June 2019 (6 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 100 Year + 40% dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage area summary for storm 1 in 100 Year + 40% dated 31 May 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage simulation criteria for storm 1 in 100 Year + 40% dated 3 June 2019 (7 pages) received 3 June 2019;
JPP Consulting Micro drainage area summary for storm 1 in 100 Year + 40% dated 31 May 2019 (6 pages) received 3 June 2019;
JPP Consulting Micro drainage storm sewer design by the modified rational method dated 3 May 2019 (5 pages) received 3 June 2019;
9713C 106 D (section 104 layout) dated May 2019 received 3 June 2019;
9713C 124 (drainage maintenance plan) received on 18 June 2019;
8400-1216 (section 38 street lighting layout) received 9 May 2019;
Letter from Northamptonshire highways entitled 'Section 38 Technical Approval' dated 3 January 2019 received 10 June 2019;
Oxford Archaeology written scheme of investigation archaeological evaluation dated 9 April 2019 issue no 1 (39 pages) received 24 April 2019;
Northamptonshire archaeological evaluation report (30 pages) dated 11 June 2019 by CgMs Heritage Issue no 2 received on 25 June 2019
Darren Evans building energy efficiency water efficiency calculations to satisfy 17.K compliance (part G) plots 1 - 40 (inclusive) Windermere Drive Wellingborough demonstrates that total water use would be 104.0 litres per day per person dated 15 April 2019 (120 pages) received on 24 April 2019;
NMC-0053767/0554512 (proposed water mains) received on 15 May 2019
CEMP/Environmental Enhancement Scheme for Windermere Drive/Penrith Drive, Wellingborough by Ecologist and Environmental Consultant dated May 2019 (60 pages);
DSA-19028-PL-SL-001-B (planning information -cycle storage) received on 17 December 2019

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

2. The development shall be began not later than 6 September 2020.

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 materials facing used in the development consist of the following:

Brickwork - Red facing with contrasting plinth;
Main facing brick - Ibstock Oakmoor Orange (2968);
Contrasting plinth - Wienerberger Terca Old Ecclestone Blend;
Red Engineering bricks to splash course;
Render - through colour;
Monocouche Chalk with Blue Engineering plinth;
Cladding - weatherboard; Cedral Eternit C03 Grey Brown;
Roof - slimline profile concrete tile;
Marley Modern Smooth Brown tiles;
Hard landscaping - permeable & non-permeable paving blocks;
Brindle with cement grey for demarcation;
External Windows - uPVC White;
Doors - composite White (example of design);
Rainwater goods - black uPVC;
Porches - Apex GRP with matching concrete tiles (as above);
Stormking.

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 finished ground floor levels for each dwelling and finished ground levels shall be in accordance with the details shown on HSP consulting drawing numbers C2949 201 Rev B (engineering layout sheet 1) dated 11.04.19 and C2949 202 Rev B (engineering layout sheet 2) dated 11.04.19 received on 24.04.2019.

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

5. Prior to the first occupation of the each associated dwelling the bicycle parking shown on drawing number DSA-19028-PL-SL-001-B (planning information -cycle storage) received on 17 December 2019 shall be provided and be retained thereafter.

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

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

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

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

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

8. Prior to the first occupation of any associated dwelling the biodiversity enhancement scheme shown on CEMP/Environmental Enhancement Scheme for Windermere Drive/Penrith Drive, Wellingborough by Ecologist and Environmental Consultant dated May 2019 (60 pages) shall be implemented.

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

9. Prior to the first occupation of any associated dwelling the areas of hardstanding within the development hereby permitted shall accord with Design Studio Architects drawing number DSA-19028-LND-BR-HS-100-A (hard surfaces layout - overview) received on 9 May 2019.

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

10. The boundary treatments shown on drawing number W218 P03 Rev H shall be erected before the occupation of each associated plot or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the hereby approved details and thereafter retained in that form.

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

11. The development shall be carried out in accordance with Galliford Try Penrith Drive, Wellingborough Construction Environmental Management Plan Issue v2 24/06/19 (6 pages) received on 24 June 2019 for the duration of the construction works.

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

12. Within the first planting season following the completion of the associated dwelling the soft landscaping details shown on PDP Associates drawing number C-1691-01 Rev C (detailed landscape proposals) dated 7 June 2019 received 7 June 2019 shall be implemented. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, including any retained trees on site as part of the landscaping scheme, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

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

13. Prior to the first occupation of any associated dwelling the air quality mitigation measures shown on Ideal installation and servicing logic combi ESP1 24 30 35 dated February 2018 (2 pages) and a specification for the installation of infrastructure to enable fast charger mode 2 charging (type 1, 2 or Commando tethered or untethered unit) for future EV charging facility to be connected from an externally placed junction box and details to be provided to the occupier of each dwelling in either a Home User Guide or hand over pack to understand and facilitate the future installation of the electric car home charging point. (1 page) shall be implemented unless alternative measures are submitted to and approved in writing by the local planning authority.

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

14. Before the development is completed the surface water drainage scheme shall be implemented in accordance with the following documents:
- HSP Consulting Ltd drawing number C2949 201 Rev C (engineering layout sheet 1) dated 23 April 2019 received 9 May 2019;
 - HSP Consulting Ltd drawing number C2949 202 rev C (engineering layout sheet 2) ref dated 23 April 2019 received 9 May 2019;
 - JPP Geotechnical & Environmental Ltd drawing number 9713 C 112 Rev B (cellular storage cross section) dated 31 May 2019 received on 3 June 2019;
 - JPP Geotechnical & Environmental Ltd drawing number 9713C 115 B (S9 flow control manhole construction details) dated 31 May 2019 received on 3 June 2019;
 - JPP Geotechnical & Environmental Ltd proposed residential development land off Windermere Drive/Penrith Drive, Wellingborough Flood Risk Assessment Revision 0 dated 15 May 2019 R-FRA-11053 C-01-0 (152 pages) received 3 June 2019;
 - Geotechnical & Environmental Ltd infiltration testing at Windermere Drive, Wellingborough dated 29 May 2019 reference 11056G/JDR/01 (12 pages) received 3 June 2019;
 - Hydro International technical specification reference 9713 dated 31 May 2019 received 3 June 2019;
 - JPP Consulting Micro drainage foul sewerage design dated 3 May 2019 (4 pages) received 3 June 2019;
 - JPP Consulting Micro drainage free flowing outfall details for storm 1 in 1 Year FEH dated 31 May 2019 (7 pages) received 3 June 2019;
 - JPP Geotechnical & Environmental Ltd drawing number 9713C 106 D (section 104 layout) dated May 2019 received 3 June 2019;
 - Letter from Northamptonshire highways entitled 'Section 38 Technical Approval' dated 3 January 2019 received 10 June 2019.

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

15. Plots 35 and 36 shall meet the requirements of the national accessibility Category M4 3 (2) (a) (wheelchair adaptable) in accordance with the schedule of the approved Document M of the Building Regulations (2015). The approved scheme shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body.

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

16. Plots 1-34 (inclusive), plots 37, 38, 39 and 40 shall meet the requirements of the national accessibility Category 2 (accessible and adaptable dwellings) in accordance with the schedule of the approved Document M of the Building Regulations (2015). The approved scheme

shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body.

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

17. Prior to the first occupation of the associated dwelling the lighting scheme shown on drawing number 8400-1216 (section 38 street lighting layout) received 9 May 2019 shall be implemented and shall be retained in that form thereafter.

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

18. 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.

9. 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.

10. PLANNING APPEAL DECISIONS

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

- (i) 02/01/2020, for the demolition of an existing bungalow, the new build of a 4 bedroom, two storey, detached house with three first floor balconies and a separate quadruple garage and the formation of hardstanding to the front at 74 Ecton Lane, Sywell, which was dismissed;
- (ii) 08/01/2020, for a proposal to construct a new block of 4 residential units on land to the rear of 21A Silver Street, Wellingborough, which was dismissed.

**11. URGENT ITEM – APPLICATION OUTSIDE THE BOROUGH
PLANNING APPLICATION WP/19/00762/EXT – A509, KETTERING ROAD
AND LAND ADJACENT, KETTERING**

In accordance with Section 100(B)(4) of the Local Government Act 1972, the chairman agreed that this item would be considered at this meeting as a matter of urgency.

The annexed circulated report of the principal planning manager was received, including late letters, for a Full Application (EIA): Construction work for the dualling of A509, between A14 jct 9 and Symmetry Park employment site, with new roundabout, associated drainage, lighting and landscaping. Amended plans at A509, Kettering Road and land adj, Kettering for DB Symmetry (Kettering) LLP.

The application is an external consultation for a proposed development on land in an adjoining authority – Kettering Borough Council (KBC).

As Kettering Borough Council is due to present the application to their planning committee on or after 11 February 2020 and our planning committee would not meet again until 19 February 2020, the chairman agreed for this to be considered.

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 council responds to Kettering Borough Council that no objections are raised to the principle of development based on County Council Highways Officer removing their initial objection but concern is still raised as to whether the A509 dualling would prevent the Isham bypass being implemented in line with the extant permission KET/2018/0965. The application should be assessed against the requirements of Policy 17(ii) and (iv) the North Northamptonshire Joint Core Strategy (JCS) which states that Isham Bypass is a priority within North Northamptonshire.

The chairman then invited the committee to determine its response to the application.

A lengthy debate ensued. A member commented that it would not be a good decision and a ludicrous waste of money to put a sub-standard road in and then a proper road later on with the Isham Bypass. He felt we should “bite the bullet now” and put the route in where it starts off. The member considered the Isham Bypass will happen. He also referred to flooding on this road. He added that putting this road in sends out the wrong messages that look like the council do not know what it is doing. He felt we should carry on with what we can do to get the beginning of the Isham Bypass.

Another member wanted to know what DB Symmetry had done that had now led Northamptonshire Highways to change its decision and asked of the technical assurances.

The senior development manager officer clarified that not much details have been received in relation to the technical information from Northamptonshire Highways. It was stated in the report that Northamptonshire Highways had withdrawn their previous objection stating sufficient technical information had now been provided regarding the design of the dualling works to enable them to remove their objection to the application.

A member commented that it was a high waste of resource and did not want to loose the Isham Bypass.

Members were not criticising the case officer's report but felt the recommendation should be amended to be stronger.

Members did not want the Isham Bypass to be jeopardised.

Councillor Scarborough proposed an amendment that the wording in the recommendation be amended. This was seconded by Councillor Griffiths.

Members spent time agreeing to the correct wording.

On being put to the vote the amended resolution was agreed as follows:

The Borough Council of Wellingborough is fully supportive of delivering the Isham bypass and notes that Northamptonshire County Council highways have withdrawn their objection to the DB Symmetry proposal. The Borough Council of Wellingborough will continue to object to anything that would impede the delivery of the Isham Bypass.

This became the substantive motion.

A discussion took place about writing to the portfolio holder responsible for Northamptonshire Highways to ascertain why their objection was withdrawn. It was agreed that the chairman of the planning committee writes to the portfolio holder and copies in Isham Parish Council.

It was proposed by Councillor Scarborough and seconded by Councillor Morrall that the council respond to Kettering Borough Council with the amended wording to the resolution.

On being put to the vote, the motion to raise concerns to the application was unanimously carried.

RESOLVED that the Borough Council of Wellingborough is fully supportive of delivering the Isham bypass and notes that Northamptonshire County Council highways have withdrawn their objection to the DB Symmetry proposal. The Borough Council of Wellingborough will continue to object to anything that would impede the delivery of the Isham Bypass.

Chairman

The meeting closed at 8:02pm.