COUNCIL MEETING – 16 JUNE 2020

REPORT OF THE PLANNING COMMITTEE

19 February 2020

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

Mr M Swann (Principal Planning Manager), Mrs L Jelley (Senior Development Management Officer), Mrs D Kirk (Senior Development Management Officer), Mr J Maher (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

2. DECLARATIONS OF INTEREST

RESOLVED to note that no declarations were received.

3. CONFIRMATION OF MINUTES – 22 JANUARY 2020

RESOLVED that the minutes of the planning committee held on 22 January 2020, 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/19/00670/FUL – 52 HIGH STREET, IRCHESTER

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00670/FUL, for a proposed conversion of A2 office to 4 number apartment dwellings Class C3 including the provision of refuse and cycle storage in an enclosed rear courtyard and the landscaping of rear courtyard/garden at 52 High Street, Irchester for Messrs Michael Jacobs/GMM Investments 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 site viewing group visited the site on 19/02/2020 and a record of the visit was set out in the circulated notes.
A request to address the meeting had been received from Councillor Carr (ward councillor).

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

Councillor Carr referred to the site viewing visit and thanked the case officer, Mr M Brown, interim development management officer, for his balanced view on the planning application to local residents and the parish council.

He had concerns that the premises could accommodate 4 dwellings when in the past it had been one shop with a dwelling attached.

Councillor Carr also expressed concerns for the issues in relation to on-street parking explaining that Townwell Lane has very limited parking, was a narrow road with no turning points. He also stated that the refuse vehicles are sometimes unable to a gain access due to parked cars.

He also had concerns with the bins currently stored in the access way and referred to the access to the rear for two of the apartments. He also felt if there was lighting to the rear, this would have a detrimental effect to others.

Councillor Carr reported there was an issue with the junction of High Street and Townwell Lane. He also explained that previously the public house opposite the premises had allowed parking but as it is no longer a public house this facility was no longer available.

He added that the on-street parking is compounded by visitors to the library and a training room above the chemist.

Councillor Carr also referred to other local parking issues in Knuston Road, at the top of Station Road, with what appears to be a parking bay but is actually a loading bay.

He also queried in the officer’s report that the existing lawful use previously accommodated 16 people but stated that after talking to local residents there was a difference of opinion as several employees lived in the village. Councillor Carr did not feel the parking survey was a fair representation.

The chairman then invited the committee to determine the application.

Councillor Maguire, ward councillor, stated that this was a difficult application and that the High Street is busy and felt that the survey being carried out on a Sunday was not ideal and should have been done during the week.

He would like to have seen fewer properties but could not see a reason to turn it down. He felt the application would be challenged on appeal if refused.

There was disappointment that no one registered to speak if they did have concerns.

Councillor Maguire asked that officers work with the applicant in relation to the colour of external surfaces of the building.
A member of the site viewing group felt the proposal would tidy up the site where the rear of the building was very run down and untidy, as was the access area. He also reported there were several available car parking spaces yesterday at site viewing. He commented that if the new occupiers were at work they would not be there during the day and refuse vehicles would not come in the evening.

Another site viewing member stated that villages do suffer with parking issues but these would be low price properties for young people enabling them to stay in the village.

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

On being put to the vote, the motion for approval was carried by 10 votes and 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:
   2155 01 (location plan scale 1:1250) received 21 November 2019
   2155 05 (proposed plans and elevations) received 21 November 2019
   Reason: To ensure that the development is carried out in accordance with the approved plans.

2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.
   Reason: As required by 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 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.

4. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the local planning authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
Reason: Given the presence of a church, multiple commercial businesses including licenced premises in the vicinity, details are required prior to the commencement of development in the interest of safeguarding residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. 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.

6. 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.

7. Prior to the first occupation of any hereby permitted dwelling a 6 cycle spaces shall be installed in the position shown on drawing number 2155 05 (proposed plans and elevations) received 21 November 2019 and shall be retained in that form thereafter. Unless an alternative scheme is approved in writing by the local planning authority.

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.

8. No dwelling hereby permitted shall be occupied until the refuse/recycling store, as shown on the approved drawing number 2155 05 (proposed ground floor plan) received on 21 November 2019 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 (e) (i) of the North Northamptonshire Joint Core Strategy.

9. 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.

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

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

11. No dwelling hereby permitted shall be occupied until there has been submitted to and approved in writing by the local planning authority full details of both hard and soft landscape works. These details shall include means of enclosure, areas of hard surfacing materials, pedestrian access and circulation areas, bins etc and cycle parking. 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 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. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the dwellings.

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. PLANNING APPLICATION WP/19/00380/REM – SITES R5 AND R6 W NORTH, (PHASE 1 GLENVALE PARK), NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00380/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; 5 (statement of compliance with the design code; 12 (Landscape maintenance plan); 14 (Noise mitigation measures) and 23 (sustainability statement/assessment) of variation to planning permission reference WP/16/00271/VAR for the erection of 261 dwellings on parcels R5 & R6 of Phase 1 Glenvale Park at Sites R5 and R6 W North (Phase 1 Glenvale Park), Niort Way, Wellingborough for Mr K Bendall.

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

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

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

The agent wanted to highlight the very positive and proactive experience working with the council’s planning officers.

She reported that following this approval they would look to be on site within a couple of months.

The agent added that it makes a difference when officers are efficient, decisive and proactive. She commented that they have been required to make changes to their application and were advised where they could improve their scheme. She added that the series of amendments were made with Mrs D Kirk, the Principal Urban Design Consultant on behalf of the Joint Planning and Delivery Unit (JPDU) and the Design Surgery which have made significant improvements to the design quality of the scheme.

She reported that Taylor Wimpey were keen to be on site in April and build out 50 houses every year.

The chairman then invited the committee to determine the application.
A member referred to the surface water mentioned in the report and asked if this had been fully surveyed. The agent responded that subject to a flood risk assessment and a strategy to alleviate flooding in the Harrowden Brook it was satisfied.

A member asked if any of the properties have rear access parking. The agent reported on the different parking typologies which depended on the type of road on which the properties were located including the primary route in, the cul-de-sacs and the peripheral properties which had private drives.

In relation to the private drives a member queried why there was a need for the gates. The agent responded that this was done to stop ‘rat runs’. People would be able to walk along and the emergency services would be able to gain access.

Several members commented that shared drives do not work well and felt this was a modern idea and if they are shared they are not adopted and no one maintains them.

The senior development management officer responded to the members’ comments. The shared drives referred to would serve no more than 5 dwellings and be designed with landscaping. If the fire service could not gain access through one end they could get through the other. The houses would also front onto open space. She added that the private driveways would be maintained by a maintenance company and each resident would pay towards the maintenance for these drives. She also commented that courtyard parking design was out of the scheme and parking was either in front/parallel or beside properties double or tandem. She added that a lot of time had been spent to achieve the perimeter layout.

It was proposed by Councillor Griffiths and seconded by Councillor Aslam that the application for a reserved matter consent be approved.

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

**RESOLVED** that the application for a reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping and 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 R5 and R6 pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:
   - 10003/01 (location plan scale 1:1250) received 2 December 2019;
   - 10003/02 Rev G (planning layout) received 22 January 2020; (conditions (4 (a) and 4(b))
   - 10003_03 Rev B (materials dispersion) received 22 January 2020; (conditions (4 (a) and 4(b))
   - 10003/05 Rev B (streetscenes) received 22 January 2020; (condition (4 (a))
   - 10003/05.01 Rev A (streetscene) received 22 January 2020; (condition (4 (a))
10003/05.02 Rev A (streetscene) received 22 January 2020; (condition (4 (a))
10003/05.03 Rev A (character assessment plan) received 22 January 2020; (condition (4 (a))
10003-07 Rev B (refuse collection plan) received 22 January 2020; (condition (4 (A) (c))
10003/15 Rev A (fire tender tracking) received 22 January 2020; (condition (4 (b))
17-063-02 Rev F (detailed soft landscape proposals (1 of 4)) received 22 January 2020; (condition 4 (c))
17-063-03 Rev F (detailed soft landscape proposals (2of 4)) received 22 January 2020; (condition 4 (c))
17-063-04 Rev F (detailed soft landscape proposals (3 of 4)) received 22 January 2020; (condition 4 (c))
17-063-05 Rev F (detailed soft landscape proposals (4 of 4)) received 22 January 2020; (condition 4 (c))
10003/50 Rev C (engineering layout) received 22 January 2020; (conditions 4 (A) (a), 4 (A) (b),)
10003/51 Rev C (drainage area plan) received 22 January 2020; (conditions 4 (A) (a),
10003/52 Rev C (drainage maintenance plan) received 22 January 2020; (conditions 4 (A) (a))
10003/53 Rev B (flood routing plan) received 22 January 2020; (conditions 4 (A) (a))
Hydraulic Calculations prepared by Taylor Wimpey dated 23rd May 2019 received January 2020; (conditions 4 (A) (a))
10003/38/01 Rev A (garages) received 2 December 2019; (condition (4 (a))
10003/38.02 (outbuildings) received 2 December 2019; (condition (4 (a))
10003/38.03 Rev A (block plan plots 154-156) received 22 January 2020; (condition (4 (a))
10003_38.04 (timber shed detail) received 22 January 2020; (condition 4 (b))
STD/BOUND/06.2 (1800 mm close board screen fence detail) received 2 December 2019; (condition (4 (c))
STD/BOUND/23.2 (estate style railings) received 2 December 2019; (condition (4 (c))
STD/BOUND/31.2 (1800 mm brick wall detail) received 2 December 2019; (condition (4 (c))
D1835/7/PL1 Rev A (Rutland 5 bed 8 person house floor plans) received 22 January 2020; (condition (4 (a))
D1835/7/PL6 (A) (Rutland 5 bed 8 person house elevations periphery) received 22 January 2020; (condition (4 (a))
D1835/7/PL7 (A) (Rutland 5 bed 8 person house elevations - avenue) received 22 January 2020; (condition (4 (a))
NB51/7/PL1 (A) (Garrton 5 bed 8 person house floor plans) received 22 January 2020; (condition (4 (a))
NB51/7/PL6 (A) (Garrton 5 bed 8 person house elevations - periphery plots 92, 119 & 250) received 22 January 2020; (condition (4 (a))
NB51/7/PL7 (A) (Garrton 5 bed 8 person house elevations - avenue plot 152) received 22 January 2020; (condition (4 (a))
NB51/7/PL8 (A) (Garrton 5 bed 8 person house elevations - neighbourhood plot 33) received 22 January 2020; (condition (4 (a))
NB51/7/PL9 (A) (Garrton 5 bed 8 person house elevations - periphery plots 1 & 36) received 22 January 2020; (condition (4 (a))
NB51/7/PL10 (A) (Garrton 5 bed 8 person house elevations - avenue plots 43 & 132) received 22 January 2020; (condition (4 (a))
NB51/7/PL11 (Garrton 5 bed 8 person house elevations - neighbourhood plot 126) received 22 January 2020; (condition (4 (a))
NB51/7/PL13 (Garrton 5 bed 8 person house elevations - avenue (plot 53) received 22 January 2020; (condition (4 (a))
ND43/7/PL1 (A) (Wortham 4 bed 7 person house floor plans) received 22 January 2020; (condition (4 (a))
ND43/7/PL2 (A) (Wortham M4 (3) 4 bed 6 person house floor plans) received 22 January 2020; (condition (4 (a))
ND43/7/PL6 (A) (Wortham 4 bed 7 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
ND43/7/PL7 (A) (Wortham 4 bed 7 person house elevations - avenue) received 22 January 2020; (condition (4 (a))
ND43/7/PL8 (A) (Wortham 4 bed 7 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
ND42/7/PL1 (A) (Kingham 4 bed 7 person house floor plans) received 22 January 2020; (condition (4 (a))
ND42/7/PL6 (A) (Kingham 4 bed 7 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
ND42/7/PL7 (A) (Kingham 4 bed 7 person house elevations - avenue) received 22 January 2020 (condition (4 (a))
ND42/7/PL8 (A) (Kingham 4 bed 7 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
ND40/7/PL1 (Coltham 4 bed 7 person house floor plans) received 22 January 2020; (condition (4 (a))
ND40/7/PL6 (A) Coltham 4 bed 7 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
ND40/7/PL7 (A) (Coltham 4 bed 7 person house elevations - avenue) received 22 January 2020; (condition (4 (a))
ND40/7/PL8 (A) (Coltham 4 bed 7 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NB41/7/PL1 (A) (Elliston 4 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
NB41/7/PL6 (A) (Elliston 4 bed 5 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
NB41/7/PL7 (A) (Elliston 4 bed 5 person house elevations - elevations - avenue) received 22 January 2020; (condition (4 (a))
NB41/7/PL8 (A) (Elliston 4 bed 5 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NT41/7/PL1 (A) (Trusdale 4 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
NT41/7/PL6 (A) (Trusdale 4 bed 5 person house elevations - periphery plots 249,256 & 261) received 22 January 2020; (condition (4 (a))
NT41/7/PL8 (A) (Trusdale 4 bed 5 person house elevations - neighbourhood plots 144,157,237,241)) received 22 January 2020; (condition (4 (a))
NT41/7/PL9 (A) (Trusdale 4 bed 5 person house elevations - periphery plots (64 & 94)) received 22 January 2020; (condition (4 (a))
NT41/7/PL12 (A) (Trusdale 4 bed 5 person house elevations - periphery (plot 116)) received 22 January 2020; (condition (4 (a))
NT40/7/PL1 (Rossdale 4 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
NT40/7/PL6 (A) (Rossdale 4 bed 5 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
NT40/7/PL8 (A) (Rossdale 4 bed 5 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a)) (condition (4 (a))
NA42/7/PL1 (A) (Huxford 4 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
NA42/7/PL7 (A) (Huxford 4 bed 5 person elevations - avenue) received 22 January 2020; (condition (4 (a))
NA42/7/PL8 (A) (Huxford 4 bed 5 person elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NA42/7/PL9 (A) (Huxford 4 bed 5 person elevations - neighbourhood plots 29 & 30) received 22 January 2020; (condition (4 (a))
NA42/7/PL10 (A) (Huxford 4 bed 5 person elevations - periphery) received 22 January 2020; (condition (4 (a))
NA42/7/PL11 (A) (Huxford 4 bed 5 person elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
D1314/7/PL1 (Wellingborough 3 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
D1314/7/PL6 (A) (Wellingborough 3 bed 5 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
D1314/7/PL7 (A) (Wellingborough 3 bed 5 person house elevations - avenue) received 22 January 2020; (condition (4 (a))
D1314/7/PL8 (A) (Wellingborough 3 bed 5 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NB32/7/PL1 (A) (Colton 3 bed 5 person house floor plans) received 22 January 2020; (condition (4 (a))
NB32/7/PL6 (A) (Colton 3 bed 5 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
NB32/7/PL7 (A) (Colton 3 bed 5 person house elevations - avenue) received 22 January 2020; (condition (4 (a))
NB32/7/PL8 (A) (Colton 3 bed 5 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NB32/7/PL10 (A) (Colton 3 bed 5 person house elevations - avenue (plots 22 & 59)) received 22 January 2020; 22 January 2020; (condition (4 (a))
NA32/7/PL1 (A) (Byford 3 bed 4 person house floor plans) received 22 January 2020; (condition (4 (a))
NA32/7/PL6 (A) (Byford 3 bed 4 person house elevations - periphery) received 22 January 2020; (condition (4 (a))
NA32/7/PL8 (A) (Byford 3 bed 4 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
NA32/7/PL9 (A) (Byford NA32 3 bed 4 person house elevations - neighbourhood plots 238, 239 & 240) received 22 January 2020; (condition (4 (a))
NA30/7/PL1 (Benford 3 bed 4 person house floor plans) received 22 January 2020; (condition (4 (a))
NA30/7/PL8 (A) (Benford 3 bed 4 person house elevations - neighbourhood) received 22 January 2020; (condition (4 (a))
A636/7/PL1 (A) A636 1 bed 2 person house floor plans received 22 January 2020; (condition (4 (a))
A636/7/PL8 (A) A636 1 bed 2 person house elevations) received 22 January 2020; (condition (4 (a))
A713/A703/7/PL1 Rev B (A713 & A703 1 bed 2 person house floor plans) received 22 January 2020; (condition (4 (a))
A713/A703/7/PL2 Rev D (A713 & A703 2 bed 3 person house floor plans) received 22 January 2020; (condition (4 (a))
A713/A703/7/PL9 Rev A (apartments elevations - periphery) received 22 January 2020; (condition (4 (a))
D1314/CP/01 (D1314 compliance ground floor plan) received 2 December 2019;
D1314/CP/02 (D1314 compliance first floor plan) received 2 December 2019;
D1314/CP/03 (D1314 compliance second floor plan) received 2 December 2019;
D1835/CP/01 (D1835 compliance ground floor plan) received 2 December 2019;
D1835/CP/02 (D1835 compliance first floor plan) received 2 December 2019;
D1835/CP/03 (D1835 compliance second floor plan) received 2 December 2019;
NA30/CP/01 D (Benford compliance ground floor plan) received 2 December 2019;
NA30/CP/02 C (Benford compliance first floor plan) received 2 December 2019;
NA32/CP/01 C (Byford ground floor plan compliance) received 2 December 2019;
NA32/CP/02 C (Byford first floor plan compliance) received 2 December 2019;
NA42/CP/01 A (Huxford compliance ground floor plan) received 2 December 2019;
NA42/CP/02 C (Huxford compliance first floor plan) received 2 December 2019;
NB32/CP/01 B (Colton compliance ground floor plan) received 2 December 2019;
B (Colton compliance first floor plan) received 2 December 2019;
NB32/CP/03 B (Colton compliance second floor plan) received 2 December 2019;
NB41/CP/01 C (Elliston compliance ground floor plan) received 2 December 2019;
NB41/CP/02 D (Elliston compliance first floor plan) received 2 December 2019;
NB41/CP/03 C (Elliston compliance second floor plan) received 2 December 2019;
NB51/CP/01 B (Garrton compliance ground floor plan) received 2 December 2019;
NB51/CP/02 D (Garrton compliance first floor plan) received 2 December 2019;
NB51/CP/03 D (Garrton compliance second floor plan) received 2 December 2019;
ND40/CP/01 D (Coltham compliance ground floor plan) received 2 December 2019;
ND40/CP/02 D (Coltham compliance first floor plan) received 2 December 2019;
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ND42/CP/01 D (Kingham compliance ground floor plan) received 2 December 2019;
ND42/CP/02 C (Kingham compliance first floor plan) received 2 December 2019;
ND43/CP/01 C (Wortham compliance ground floor plan) received 2 December 2019;
ND43/CP/02 C (Wortham compliance first floor plan) received 2 December 2019;
ND40/CP/01 D (Rossdale compliance ground floor plan) received 2 December 2019;
ND40/CP/02 D (Rossdale compliance first floor plan) received 2 December 2019;
NT41/CP/01 D (Trusdale compliance ground floor plan) received 2 December 2019;
NT41/CP/02 D (Trusdale compliance first floor plan) received 2 December 2019;
Sustainability Statement Niort Way, Wellingborough dated August 2019 by JSP Sustainability Ltd (16 pages) received 28 August 2019; (Condition 23) Emails dated 6 July 2017 between the team leader of environmental protection and Owen Clingan in relation to noise from the Finedon Road Industrial estate (condition 14);
5 year landscape management plan Niort Way, Wellingborough by bea landscape design ltd dated 21.08.2017 reference 17063/DP/MS001 (8 pages) received 21 June 2019; (condition 12).

Reason: To define the permission and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No3) (England) Order 2009.

2. No construction works shall commence in any parcel until 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 construction works shall commence until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards, intermediate or final that estate streets serving each phase of the development will be completed prior occupation of dwellings served.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an appropriate standard in the interest of residential/highway safety; to ensure a satisfactory
appearance to the highways infrastructure serving the development in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the estate street phasing and completion plan.

Reasons: To ensure that the estate 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.

5. 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.

6. All hard and soft landscape works shown on drawing numbers 17-063-02 Rev F (detailed soft landscape proposals sheet 1 of 4) received 22 January 2020; 17-063-03 Rev F (detailed soft landscape proposals sheet 2 of 4) received 22 January 2020; 17-063-04 Rev F (detailed soft landscape proposals sheet 3 of 4) received 22 January 2020; and 17-063-05 Rev F (detailed soft landscape proposals sheet 4 of 4) received 22 January 2020; 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.

7. The approved boundary treatment for each dwelling shall be installed before the first occupation of each dwelling. Development shall be carried out in accordance with the details hereby approved on drawing numbers 10003_03 Rev B received 22 January 2020; STD/BOUND/06.2 (1800 mm close board screen fence detail) received 2 December 2019;
STD/BOUND/23.2 (estate style railings) received 2 December 2019 and STD/BOUND/31.2 (1800 mm brick wall detail) received 2 December 2019; or such other details that shall have been submitted and approved by the local planning authority and thereafter retained in that form.

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

8. Notwithstanding the submitted details, no development above slab level shall take place in any phase or sub phase until full details of the materials to be used in the construction of the external surfaces (including facing brick, roof treatment and cladding) 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 each phase or sub phase 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.

9. No building hereby permitted shall be occupied until the refuse store, and facilities allocated for storing of recyclable materials, as shown drawing number 10003-07 Rev B (refuse collection plan) received 22 January 2020 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.

10. No building hereby permitted shall be occupied in any phase or sub phase until the external car/vehicle parking areas shown on drawing number 10003/02 Rev G (planning layout) received 22 January 2020 has been constructed, surfaced and permanently marked out. The external car parking areas 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. Prior to the first occupation of any dwelling in any phase or sub phase 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 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 in any phase or sub phase 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.

12. Prior to the construction of the development above slab in level in each phase a scheme for the provision of external electrical wiring to allow occupiers to fit charging sockets 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 such provision and the location of the external wiring to be installed to those dwellings. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the provision is made.

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.

13. No dwelling hereby permitted shall be occupied until the associated cycle parking provision shown on the approved drawing numbers 10003/02 Rev G (planning layout) and 10003_38.04 (timber shed detail) received 22 January 2020 has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

7. **PLANNING APPLICATION WP/19/00706/REM – SITE R8A AND R8B RESIDENTIAL W NORTH, NIORT WAY, WELINGBOROUGH**

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00706/REM, for a reserved matters application pursuant to WP/16/00271/VAR, specifically conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (A) (a) layout, design and specification of drainage infrastructure; 6 (accordance with the planning application development framework plan); 10 (structural landscape scheme); 11 (existing landscape features); 12 (Landscape Maintenance Plan); 15 (Construction Management Plan); 16 (Lighting Strategy); 19 (foul water drainage); 20 (surface water drainage); to determine access and landscaping for the area known as Phase 1c infrastructure and open space at Glenvale Park (Wellingborough North) at Site R8A and R8B Residential W North, Niort.
Way, Wellingborough for Mr M Best.

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

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

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

The agent reported that the reserved matters application would provide access to development parcels R8A and R8B, currently being promoted by a housebuilder and aiming to submit a reserved matters application for residential development.

He reported that this application ties into the recently approved Phase 1A and B and tie into a separate reserved matters application known as Phase 1D, which provides highway infrastructure. Phase 1D is yet to be determined but all three applications will complete the internal network for Phase 1 unlocking several parcels.

The agent added there are a number of other applications submitted for approval, including residential by Lagan Homes, the local centre and the primary school. He reported that other housebuilder reserved matters applications would also be submitted in due course, confirming Northants LLPs intention to deliver this site promptly.

The chairman then invited the committee to determine the application.

A councillor asked the question that the application did not include the left in /left out access and did the spine road lead to the access. He also asked if the agent was confident that the access would be on the A509.

The agent responded that there had been some high level work carried out with his engineers and Northamptonshire County Council Highways regarding the access point and were confident in the location but timing was not yet known. He added that 1,250 homes would be needed before the requirement for the left in/left out junction which would be sometime away.

Another member wanted clarification of the diverted footpath and the agent explained the diversion into the landscape corridor and then re-joined the previous footpath.

A member asked how many years it was anticipated it would take for the primary school to be completed. The agent responded that he could not give exact timings but certainly construction would start this year, ready for when capacity was needed for residents living on the site and that the first children who attend should be living in Wellingborough North.
Mrs D Kirk, senior development management officer was thanked for her work and a member commented that it was good to hear from developers what a pleasure it was to work with the council’s planning team.

It was proposed by Councillor Bell 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 application for a reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping and subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
   - MCL010/001 (reserved matters application boundary infrastructure phase 1c) received 10 December 2019;
   - 27391/2069/100/001 Rev A (general arrangement phase 1 c) received 10 December 2019; (conditions 4(a) and 6)
   - 27391/2069/100/002 Rev A (contours phase 1 c) received 10 December 2019; (conditions 4(a))
   - 27391/2069/100/003 Rev A (longitudinal sections phase 1 c) received 10 December 2019; (conditions 4(a))
   - 27391/2069/1300/001 Rev A (street lighting design phase 1 c) received 10 December 2019; (condition 16)
   - 27391/2069/500/001 Rev A (drainage layout phase 1 c) received 10 December 2019; (conditions 4(A)(a), 19 and 20)
   - 27391/2069/500/002 Rev A (surface water attenuation ponds phase 1 c) received 10 December 2019; (conditions 4(A)(a) and 20)
   - 27391/2069/700/001 Rev A (surfacing phase 1 c) received 10 December 2019; (conditions 4(a) and 6)
   - 3595/01/19-1563 Rev 2 (arboreal impact plan) received 10 December 2019; (conditions 10 and 11)
   - 3595/01/19-1564 Rev 2 (draft tree protection plan) received 10 December 2019 (conditions 10 and 11)
   - 3595/01/19-1573 Rev 1 (tree constraints plan - overview) received 10 December 2019 (conditions 10 and 11)
   - 3595/01/19-1573 Rev 1 (tree constraints plan 1-) received 10 December 2019 (conditions 10 and 11)
   - 3595/01/19-1573 Rev 1 (tree constraints plan 2-) received 10 December 2019 (conditions 10 and 11)
   - 3595/01/19-1573 Rev 1 (tree constraints plan 3-) received 10 December 2019 (conditions 10 and 11)
   - 3595/01/19-1573 Rev 1 (tree constraints plan 4-) received 10 December 2019 (conditions 10 and 11)
   - CSA/2290/130 Revision A (swale corridor landscape proposals sheet 1 of 3) received 22 January 2020 (condition 10);
   - CSA/2290/131 Rev A (swale corridor landscape proposals sheet 2 of 3) received 22 January 2020 (condition 10);
   - CSA/2290/132 Rev A (swale corridor landscape proposals sheet 3 of 3) received 22 January 2020;
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. All mitigation recommendations set out in the PBA/Stantec North Wellingborough Phases 1C-E Lighting Strategy project reference 27391 FINAL dated 13 November 2019 shall be implemented at the appropriate stage of the development and shall be maintained in that form in perpetuity.

Reason: To minimise adverse effects of lighting on sensitive receptors and in accordance with policy 4 (a) (iii) of the North Northamptonshire Joint Core Strategy and paragraph 180 (c) of the National Planning Policy Framework

3. The hereby approved tree planting/landscape scheme for the public open space shall be implemented in accordance with the phase 1 landscape phasing plan approved pursuant to Schedule 2, Part 3, Paragraph 3.2 of the S.106 legal agreement dated 15 March 2018.
Reason: To ensure that the areas of public open space are satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area and accord with policy 3 (a), (b) and (e) North Northamptonshire Joint Core Strategy.

4. 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 prior to the completion of the proposed streets. 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.

(Councillor Maguire left the room during the following planning application and returned during discussions therefore he did not vote on the planning application).

8. PLANNING APPLICATION WP/19/00556/FUL – 46 – 48 CANNON STREET, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/19/00556/FUL, for a change of use from A1 to C3 and conversion to create 9 bedroom self-contained residential apartments bed. New Mansard roof to replace the existing – amended application form, plans and design and access statement received 23/01/2020 at 46 – 48 Cannon Street, Wellingborough for Mr M Rajani.

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 senior development management officer reported that this planning application could not be formally determined until the end of the statutory consultation period which expired at midnight today (19 February 2020). It was recommended that delegation be given back to the principal planning manager to deal with this planning application following the committee’s decision at the end of the consultation.

One of the members had concerns for noise in relation to the habitable rooms near to the garage. The senior development management officer responded that this was being dealt with by a condition and the rooms would not be facing the garage. It was a mitigation matter.
A member also commented that parking was not what we would want but there was little we could do about this matter.

Another member stated that this would always be a problem in Victorian designed areas but the premises could remain empty and then be vandalised so it was best to make use of the site.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Bell and seconded by Councillor Morrall that the planning application be approved but delegation be given to the principal planning manager to deal with this planning application following the outcome of the consultation period.

On being put to the vote, the motion for approval and delegation being given to the principal planning manager was carried by 9 votes and two abstentions.

RESOLVED that delegation be given to the principal planning manager to deal with this planning application following the outcome of the consultation period.

9. PLANNING APPLICATION WP/19/00699/FUL – 128 ECTON LANE, SYWELL

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00699/FUL, for construction of new single storey Orangery and single storey garden room. Alterations to front elevation ground floor and first floor windows and rear swimming pool room windows and roof along with associated internal alterations. Removal of second floor window and replacement with full height glazing and juliette balcony serving master suite at 128 Ecton Lane, Sywell for Mr S MacFarlane.

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 chairman then invited the committee to determine the application.

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

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

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

1. 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 No. S1 - Site Location Plan (registered 5 December 2019)
- Drawing No. (00)05 - Proposed Ground Floor Plan (registered 5 December 2019)
- Drawing No. (00)06 - Proposed First Floor Plan (registered 5 December 2019)
- Drawing No. (00)07 - Proposed Second Floor Plan (registered 5 December 2019)
- Drawing No. (00)08 - Proposed Elevations (registered 5 December 2019)
- Drawing No. (00)09 - Proposed Block Plan (registered 5 December 2019)

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

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

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.

10. PLANNING APPLICATION WP/19/00731/FUL – 8A HIGH STREET, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00731/FUL, for a change of use/conversion of building from retail (A1) to residential (C3) for 4 no. flats (external alterations including new ground and first floor window in the rear elevation, a new ground floor window in the northern side elevation and the blocking up of a window in the northern side elevation, removal of existing sky lights from the rear elevation and roof tiles to be removed and replaced with Marley Edgemere interlocking concrete tiles. The removal of first floor front windows and installation of new windows to match those on the ground floor) – amended plans and amended description at 8A High Street, Wellingborough for Vantage Homes.

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 should be granted subject to the conditions set out in the report.

A request to address the meeting had been received from Councillor Carr.

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

Councillor Carr welcomed the retention of the building for the use of 4 dwellings but had two concerns.

He stated that this type of shop window was unusual and felt the downstairs windows did not match the upper floor windows and also what the applicant may have planned on the overall site for the Drill Hall next door to this proposal.

Councillor Carr considered the street scene could be improved with alterations to the downstairs window.

The comment from the Civic Society in the late letters was also referred to in that it was pleased to see the redundant building converted into much needed housing and looked forward to the adjoining Drill Hall following the same course with plans to save it.

The chairman then invited the committee to determine the application.

It was confirmed that the arched windows were going to be retained. A clearer paper plan rather than the powerpoint plan was shared with the committee. The first floor and ground floor window design follows the upper floor and included panels for privacy to avoid a full length window.

The senior development management officer reported that the building (Drill Hall) shown on the plan to the rear was excluded within the application site but the agent had stated that this building would be converted into residential dwellings for supported living (C3 use). She also confirmed that there would be access to the rear to provide a bin and cycle store.

One of the members was confused and concerned why this application was fragmented. A pre-application had been received for the whole scheme which included the retention of the Drill Hall and demolition of the Wilco building but it was not acceptable. She would personally have preferred one application to have been submitted than a fragmented scheme. The member had considerable concern in relation to this and felt it was designed to obtain a green light to go forward with the Drill Hall.

Another member asked what was planned for the basement in the building and the senior development management officer clarified that there were no plans only proposals for the ground and 1st floor being converted into residential flats.

The same member referred to the town centre action plan where he considered this should have been a public realm. He would prefer to see the building go and the public realm re-implemented.
Another member commented that he thought this would be pulled down but we now have a use for it. He felt we should consider the wider impact as we enter the last year of our Sovereign council and get the next application in during the next few months and tidy up this area.

A member asked if we could wait to determine this application until we receive the Drill Hall planning application but the members were reminded that the determined scheme was in front of them and material considerations should be given when making a decision.

The member who had concerns of fragmentation with this planning application was expecting a comprehensive scheme. He felt that both buildings should have been demolished and this application was failure to make significant progress on what was a critical site.

It was commented that there would be very few grounds on an appeal.

Another member commented that he liked the scheme.

It was proposed by Councillor Griffiths and seconded by Councillor Bell that the planning permission be approved.

On being put to the vote, the motion for approval was carried by 9 votes with one against and one abstention.

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

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
   - Site location plan scale 1:1250 received 20 December 2019;
   - 119-102 block plan scale 1:500 received 20 December 2019;
   - 119P-203 Rev B (ground floor and first floor proposed) received 10 February 2020;
   - 119P 302 (proposed elevations) received 7 February 2020;
   - 19-08-P109 C (unit 8A proposed elevations 01) received 31 January 2020;
   - 19-08-P110 C (unit 8A proposed elevations 02) received 31 January 2020.

   **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 residential units hereby approved shall meet the requirements of the National Accessibility Standards in category 1 (mandatory) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the minimum national accessibility standards.

4. 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.

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

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

6. Prior to the first occupation of the development hereby permitted details of the proposed enclosed refuse/recycling store(s) to serve the development shall be submitted to and approved in writing by the local planning authority. Thereafter, the approved scheme shall be implemented and refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the any 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.

7. No residential conversion works shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and been approved in writing by the local planning authority. If required the report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that nuisance will not be caused to the occupiers of residential accommodation by noise. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS4142:2014 and BS8233: 2014. The
approved scheme shall be implemented prior to the first occupation of any residential unit and be permanently maintained thereafter.

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

8. Notwithstanding the details shown on drawing number 119P-302 (proposed extensions) prior to the installation of any new windows, full details of the proposed windows shall be submitted to and approved in writing by the local planning authority. Details shall include window elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5 and details of specific mouldings at a scale of at least 1:2. Details shall confirm the finish of the windows, depth of reveal (to facing brickwork) and include their opening method and sill. The works shall thereafter be carried out in accordance with the approved particulars.

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

9. Prior to the installation of any new rainwater goods, full details of proposed rainwater goods shall be submitted to, and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved particulars.

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

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

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

11. 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.

12. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the local planning authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

Reason: Given the presence of a church, multiple commercial businesses including licenced premises in the vicinity, details are required prior to the commencement of development in the interest of safeguarding residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

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

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

11. 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.

The meeting closed at 8:25pm

Chairman
COUNCIL MEETING – 16 JUNE 2020

REPORT OF THE PLANNING COMMITTEE

18 March 2020

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

Mr M Swann (Principal Planning Manager), Mr C Mohtram (Interim Development Management Officer), Mrs D Kirk (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 apologies for absence were received from Councillors Graves, Maguire, Skittrall 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 councillor declared an interest in the following item:

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of Interest</th>
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<tbody>
<tr>
<td>Lawman</td>
<td>6</td>
<td>WP/19/00758/REM</td>
<td>Other – I am a local resident and aware of objectors</td>
</tr>
</tbody>
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3. CONFIRMATION OF MINUTES – 19 FEBRUARY 2020

RESOLVED that the minutes of the planning committee held on 19 February 2020, 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/19/00609/REM – LAND AREA 3 STANTON CROSS (BETWEEN MEADOW CLOSE AND 202 SIDEGATE WORKS) – COMMERCIAL WELLSINGBOROUGH ROAD, FINEDON, WELLSINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/19/00609/REM, for a revision to RM Approval WP/18/00779/REM (Area 3) for minor changes to: a) The siting, design and external appearance of buildings; b) Vehicle, cycle and foot traffic.
access routes and parking; c) Landscaping, including boundary treatment and details of street furniture and lighting; e) layout, design and specification of drainage infrastructure. and associated conditions 05,12,35,36,43,44,45,47,48,51,52 The Outline was EIA development and an Environmental Statement was submitted at the time on land Area 3 Stanton Cross (Between Meadow Close and 202 Sidegate Works) – Commercial Wellingborough Road, Finedon, Wellingborough for St Modwen Developments 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 principal planning manager recommended that the planning application be approved subject to the conditions set out in the report.

A councillor raised queries as to why the internal roundabout had been taken out. The principal planning manager responded that the alterations to the access road within the site replaced the internal roundabout with access spurs into Units 1 and 2. The same councillor also commented on an objection from someone who was not identified.

The chairman then invited the committee to determine the application.

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

- Cycle shelters to be located in view of the main reception areas of the approved buildings/well surveilled areas of the development.
  Reason: In order to prevent crime and disorder and reduce the opportunity for crime in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

2. The development hereby approved shall be carried out in accordance with the following drawings/details and amended plans of which details are also approved as submission of details pursuant to conditions under the outline planning permission (WP/15/00605/VAR) as set out below:

19217 P0001B Site location plan received 22 November 2019
19217 P0003E Masterplan received 10 February 2020
19217 P0004E External surfacing plan received 10 February 2020
19217 P0005D Fencing and protection details received 10 February 2020
19217 P0006D Cycle shelter details received 10 February 2020 pursuant to condition 12
19217 P0007D Proposed ancillary building details received 10 February 2020
19217 P1001B Proposed Unit 1 ground floor layout plan received 22 November 2019
19217 P1002A Proposed Unit 1 first floor plan received 22 November 2019
19217 P1003B Proposed Unit 1 roof plan received 22 November 2019
19217 P1004A Proposed Unit 1 sections received 22 November 2019
19217 P1005B Proposed Unit 1 elevations received 22 November 2019
19217 P2001A Proposed Unit 2 ground floor plan received 22 November 2019
19217 P2002A Proposed Unit 2 first floor plan received 22 November 2019
19217 P2003A Proposed Unit 2 roof plan received 22 November 2019
19217 P2004A Proposed Unit 2 sections received 22 November 2019
19217 P2005A Proposed Unit 2 elevations received 22 November 2019
19217 P3001A Proposed Unit 3 ground floor plan received 22 November 2019
19217 P3002A Proposed Unit 3 first floor plan received 22 November 2019
19217 P3003A Proposed Unit 3 roof plan received 22 November 2019
19217 P3004A Proposed Unit 3 sections received 22 November 2019
19217 P3005A Proposed Unit 3 elevations received 22 November 2019
BCA-2002-19-01D Landscape concept received 28 February 2020 pursuant to condition 35
BCA-2002-19-02A Landscape cross sections received 22 November 2019 pursuant to condition 35
10842-PL-12-110 LM MP Landscape Management and Maintenance plan received 24 October 2019 pursuant to condition 36
BCA-2002-19-03C Detailed planting plan (sheet 1 of 6) received 13 February 2020 pursuant to condition 35
BCA-2002-19-04D Detailed
planting plan (sheet 2 of 6) received 28 February 2020 pursuant to condition 35
Utility statement Rev P02 received 24 October 2019
External lighting assessment Phase 1 V3 and Phase 2 received 24 October 2019
Transport Statement October 2019 received 24 October 2019
Vehicle tracking C2661 600 C 22 November 2019
BREEAM pre-assessment version 5 received 24 October 2019
Road safety review audit received 24 October 2019
Road safety audit designers response dated Feb 2019 received 24 October 2019 C2661-110M - Proposed site levels 1 of 3 received 10 February 2020
C2661-111N - Proposed site levels 2 of 3 received 10 February 2020
C2661-112M - Proposed site levels 3 of 3 received 10 February 2020
C2661-113P - Proposed drainage layout 1 of 3 received 10 February 2020 pursuant to conditions 47 and 48
C2661-114P - Proposed drainage layout 2 of 3 received 10 February 2020 pursuant to conditions 47 and 48
C2661-115P - Proposed drainage layout 3 of 3 received 10 February 2020 pursuant to conditions 47 and 48
C2661-128C - Surface water exceedance routes and climate change received 22 November 2019 pursuant to conditions 47 and 48 Flood risk compliance note Rev C pursuant to condition 47 Micro-drainage calculations Sept 2019 update received 24 October 2019 pursuant to conditions 47 and 48
External material details comprising cladding on the elevations and curtain walling to the office elements of the approved units:
White (RAL 9003) colour to be used around the office areas pursuant to condition 44
Anthracite (RAL 7016) colour to be used as a horizontal feature around the office pursuant to condition 44
Goosewing grey (RAL 7038) colour for vertical laid profiled wall cladding system pursuant to condition 44
Merlin grey (RAL 180 40 05) colour for vertical laid profiled feature wall cladding system pursuant to condition 44
Reason: To define the consent and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No 3) (England) Order 2009.

3. The site shall be landscaped and planted with trees and shrubs in accordance with the approved details (set out in condition 2) and shall be implemented concurrently with the development and not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely
damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

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

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

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

6. **PLANNING APPLICATION WP/19/00758/REM – LAND OFF NIORT WAY NORTHANTS LLP – SITES R7 AND R9 NIORT WAY, WELLINGBOROUGH**

The annexed circulated report of the principal planning manager, was received, on planning application WP/19/00758/REM, for a reserved matters application pursuant to WP/16/00271/VAR, specifically conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (A) (a) layout, design and specification of drainage infrastructure; 6 (accordance with the planning application development framework plan); 10 (structural landscape scheme); 11 (existing landscape features); 12 (Landscape Maintenance Plan); 15 (Construction Management Plan); 16 (Lighting Strategy); 19 (foul water drainage); 20 (surface water drainage); to determine access and landscaping for the area known as RMA 2 infrastructure and open space at Glenvale Park (Wellingborough North - sites R7 and R9) on land off Niort Way, Northants LLP – sites R7 and R9 Niort Way, Wellingborough for Mr M Best.

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

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

The committee was given the opportunity to ask questions for clarification. This was done via a conference call facility.

A councillor sought clarification from the agent that the construction environmental management plan included no parking on adjacent streets. He also asked if the sound from the reversing warning bleepers on working vehicles could be minimised for the benefit of residents of Redhill Grange.
The agent responded that he would relay the comments back to his client. The chairman then invited the committee to determine the application.

Members thanked the developer for listening to local residents and also the work of the ward councillors. They felt there was a better dialogue now there was a liaison representative to communicate with residents, and that we have learnt the importance of this role to mitigate the affect on residents.

Members did not support the request from a member to impose an informative to minimise the sound of the reversing vehicles on the grounds of health and safety as this was only a minor inconvenience.

It was proposed by Councillor Bell and seconded by Councillor Aslam that the application for a reserved matter consent be approved.

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

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

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
   - MCL010/002 Revision A (reserved matters application boundary 2) received 2 January 2020;
   - 27391/2069/101/001 (general arrangement sheet 1 of 2 phase 1 D) received 2 January 2020; (conditions 4(a) and 6);
   - 27391/2069/101/002 (general arrangement sheet 2 of 2 phase 1 D) received 2 January 2020; (conditions 4(a) and 6);
   - 27391/2069/101/003 (contours sheet 1 of 2 phase 1 D) received 2 January 2019; (conditions (4(a))
   - 27391/2069/101/004 (contours sheet 2 of 2 phase 1 D) received 2 January 2019; (conditions (4(a))
   - 27391/2069/101/005 (longitudinal sections phase 1 D) received 2 January 2020; (conditions (4(a))
   - 27391/2069/1301/001 (phase 1D street lighting sheet 1 of 2) received 2 January 2020; (condition 16)
   - 27391/2069/1301/002 (phase 1D street lighting sheet 2 of 2) received 2 January 2020; (condition 16)
   - 27391/2069/501/002 (phase 1D drainage sheet 1 of 2) received 2 January 2020; (conditions 4 (A) (a), 19 and 20)
   - 27391/2069/501/002 (phase 1D drainage sheet 2 of 2) received 2 January 2020; (conditions 4 (A) (a), 19 and 20)
   - 27391/2069/701/001 (surfacing phase 1 D sheet 1 of 2) received 2 January 2020; (conditions (4(a) and 6)
   - 27391/2069/701/002 (surfacing phase 1 D sheet 2 of 2) received 2 January 2020; (conditions (4(a) and 6)
   - CSA/2290/141 Rev B (soft landscape proposals sheet 1 of 3) received 14 February 2020 (condition 10);
   - CSA/2290/142 Rev B (soft landscape proposals sheet 2 of 3) received 14 February 2020 (condition 10);
CSA/2290/143 Rev B (soft landscape proposals sheet 3 of 3) received 14 February 2020 (condition 10);
3595/01/19-1722 Rev 1 (arboricultural impact plan) received 2 January 2020; (conditions 10 and 11);
3595/01/19-1573 Rev 1 (tree constraints plan - overview) received 2 January 2020 (conditions 10 and 11);
3595/01/19-1573 Rev 1 (tree constraints plan 1) received 2 January 2020 (conditions 10 and 11);
3595/01/19-1573 Rev 1 (tree constraints plan 2) received 2 January 2020 (conditions 10 and 11);
3595/01/19-1573 Rev 1 (tree constraints plan 3) received 2 January 2020 (conditions 10 and 11);
3595/01/19-1573 Rev 1 (tree constraints plan 4) received 2 January 2020 (conditions 10 and 11);
Lockhart Garratt Arboricultural Impact Assessment for Glenvale Park (phase 1 D) Wellingborough reference 19-1562 version 1 dated 20 December 2019 (20 pages) received 2 January 2020; (conditions 10 and 11);
CSa North Wellingborough Phase 1 Landscape Infrastructure Management Plan dated December 2019 report reference CSa/2290/01 (44 pages) received 2 January 2020; (condition 12);
PBA/Stantec North Wellingborough Phase 1C and Phase 1 D Infrastructure Construction Environmental Management Plan project reference 27391/2076/001 Rev D, dated 25 February 2020 (20 pages) received 26 February 2020; (condition 15);
PBA/Stantec North Wellingborough Phases 1C-E Lighting Strategy project reference 27391 FINAL dated 13 November 2019 (35 pages) received 2 January 2020; (condition 16);
PBA/Stantec technical note job no: 27391; note no 2070-002 dated 20 December 2019 - subject 'phase 1 d reserved matters drainage design statement (24 pages) received 2 January 2020 (conditions 4 (A) (a) and (20));
PBA/Stantec technical note job no: 27391; note no 2070-003 dated 8 January 2020 - subject 'phase 1 c reserved matters drainage maintenance note (7 pages) received 8 January 2020 (conditions 4 (A) (a) and (20));
PBA/Stantec technical note job no: 27391; note no 2069/002 dated 20 December (phase 1d infrastructure reserved matters highway design statement (3 pages) received 2 January 2020; Wardell Armstrong LLP letter dated 29 October 2019 entitled 'Wellingborough North -RMA1-Ecology Update' (1 page) received 2 January 2020.
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. All mitigation recommendations set out in the PBA/Stantec North Wellingborough Phases 1C-E Lighting Strategy project reference 27391 FINAL dated 13 November 2019 shall be implemented at the appropriate stage of the development and shall be maintained in that form in perpetuity.

Reason: To minimise adverse effects of lighting on sensitive receptors and in accordance with policy 4 (a) (iii) of the North Northamptonshire
Joint Core Strategy and paragraph 180 (c) of the National Planning Policy Framework.

3. The hereby approved tree planting/landscape scheme for the highway verges of road 5 shall be implemented prior to the first occupation in parcel R9.

Reason: To ensure that the highway verges are satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area and accord with policy 3 (a), (b) and (e) North Northamptonshire Joint Core Strategy.

4. 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 prior to the completion of the proposed streets. 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.

7. PLANNING APPLICATION WP/20/00003/FUL – 34 CASTLE STREET AND LAND BETWEEN 34 AND 34A CASTLE STREET, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/20/00003/FUL, for the demolition of low front wall and rear single storey projection, single storey side and rear extensions including a garage and car port. Area of hardstanding and vehicular access. Roof lanterns on each rear extension at 34 Castle Street and 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 principal planning manager recommended that the planning application be refused for the reasons set out in the report.

The chairman referred members to the late letters’ list and the request from the applicant that the planning application be withdrawn.

The chairman proposed that the planning application would not be determined as the applicant had withdrawn the planning application. 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 was not determined as the applicant had withdrawn the planning application.

8. PLANNING APPLICATION WP/20/00021/FUL – 74 ECTON LANE, SYWELL

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/20/00021/FUL, for the erection of detached dwelling following demolition of existing bungalow (revised application following refusal of WP/18/00639/FUL) at 74 Ecton Lane, Sywell for Mr and Mrs Murphy.

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 chairman then invited the committee to determine the application.

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

On being put to the vote, the motion for approval was carried by 6 votes and 1 abstention.

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
   
   Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
   180146-P-003 received 16 January 2020.
   180146-P-004 received 16 January 2020.
   180146-P-002 received 16 January 2020.

   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 accord with policy 8 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 planting 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 accord with policy 8 of the Joint Core Strategy.

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

Reason: To accord with policy 8 of the 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 (including parking areas), 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.

7. 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.

8. 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.

9. 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.

9. APPLICATION OUTSIDE THE BOROUGH
PLANNING APPLICATION WP/20/00041/EXT
LAND TO EAST OF KETTERING ROAD, OVERSTONE

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/20/00041/EXT, for an outline application for an urban extension consisting of circa 1600 dwellings, a new section of A43 dual carriageway road, up to 5.95ha of commercial land, including: a local centre (use class A1/A3/A5/D1), assisted living/residential care home (Class C2), conversion of former agricultural buildings to a community hub (Classes D1/A3) and employment (Classes B1/B2/B8), a new 2-form entry primary school, public open space, including allotments and children’s play space, structural landscape planting and associated infrastructure including drainage features and access (the roundabout, employment site and construction accesses into the site off the A43 being unreserved) on land to the east of Kettering Road, Overstone for Davidsons Developments Limited and L & Q Estates 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 planning application was an external consultation for a proposed development on land in an adjoining authority – Daventry District Council.

The principal planning manager recommended that it is acknowledged that the site is allocated for a mixture of uses including residential but the Borough Council of Wellingborough holds concerns that the proposed development may compromise the continued use of Sywell Aerodrome as a going concern, as it is not clear that the noise generated by Sywell Aerodrome has been adequately considered in line with advice contained within paragraph 182 of the NPPF and the sub text of policy Site 9 of the Plan for Borough of
Wellingborough September 2019. Therefore it is requested that the determining authority request that the applicants undertake further work regarding noise or attach a suitably worded condition to mitigate the Borough Council of Wellingborough's concerns.

A request to address the meeting had been received from the Managing Director of Sywell Aerodrome Ltd, as an objector. Unfortunately he was unable to attend the meeting due to government guidelines in relation to the coronavirus.

A member had serious concerns how this proposal could affect Sywell Aerodrome which is a valuable facility attracting more and more business making it more viable. The concerns were in relation to noise and the effect on operations and houses being built directly below a flight path.

Several members stated that this was not the right place to put houses and questioned who would buy a house in that location. There were also concerns of the smell of aviation fuel for those who would live in the houses.

A member commented on the letter to Daventry District Council written by Mr Bletsoe-Brown, the Managing Director of Sywell Aerodrome Limited, in which it stated the noise assessment was fundamentally flawed, which the member felt was true.

Members felt the aerodrome could be sufficiently damaged by this proposal.

Another member asked if a consultation had been carried out as the design and access statement did not mention noise once.

A member referred to the comments made by Sywell Parish Council not having the facilities to take that number of houses.

He also raised concerns about the traffic problems on the A43 which would only worsen and the impact on the local infrastructure.

It was commented that the site was more suited to industrial units.

The chairman then invited the committee to determine the application.

Councillor Griffiths commented that Sywell Aerodrome was a very important asset to North Northamptonshire and also its association to the Borough of Wellingborough. He proposed that the recommendation in the report be amended with strong objections and this was seconded by Councillor Scarborough. This became the substantive motion.

Members strongly objected to 1,600 houses adjacent to Sywell Aerodrome and agreed in the strongest terms to object to the proposal.

It was requested by the committee that a copy of the recommendation be sent to Mr Bletsoe-Brown, the Managing Director of Sywell Aerodrome Limited and also the MPs for Wellingborough and Daventry.
On being put to the vote, the motion for strong objections to be submitted to Daventry District Council, was unanimously carried.

**RESOLVED** that the “Borough Council of Wellingborough Members strongly object to the urban extension at Land East of Kettering Road, Overstone, Northamptonshire as it stands on the basis that it will prejudice the continued aviation use of Sywell Aerodrome which is a strategically important site to the future of North Northamptonshire by virtue of its historic and economic significance.

Paragraph 182 of the NPPF which followed the adoption of the North Northamptonshire Joint Core Strategy states "Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

The Environmental Statement submitted with planning application DA/2020/0001 is not considered to have adequately assessed the impact of Sywell Aerodrome current operations on future residents of the proposed urban extension and this may in turn through noise complaints prejudice the continued operation of Sywell Aerodrome. Any design would need to minimise the impact on the Sywell Aerodrome, and understand the effects on noise and include subsequent mitigation measures.

This is contrary to Policy Site 9 of The Plan for the Borough of Wellingborough Adopted Plan which states that “The Council will seek to resist development within the immediate vicinity of the aerodrome, if such development would prejudice aviation use of the site.” Under the current application we are unconvinced that the development would not prejudice the use of the Sywell Aerodrome site.

We ask the BCW is re-consulted on the scheme once the results of an updated noise assessment and subsequent mitigation measures are submitted as they relate to the Sywell Aerodrome.”

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.
The meeting closed at 7:42pm

Chairman
COUNCIL MEETING – 16 JUNE 2020

REPORT OF THE LICENSING (REGULATORY) SUB-COMMITTEE

9 March 2020

Present: Councillors Simmons (Chairman) and V Waters.

Also present: Mr M O’Donnell (Team Leader – Health Protection), Mrs A Walton-Miller (Legal Adviser/District Law) and Miss E McGinlay (Electoral Services Officer).

The meeting commenced at 9:50am.

1. APPOINTMENT OF CHAIRMAN AND APOLOGIES

RESOLVED that Councillor Simmons be appointed as chairman for this sub-committee and that apologies were received from Councillor Maguire.

2. DECLARATION OF INTEREST

There were no declarations made.

3. APPLICATION FOR PRIVATE HIRE VEHICLE LICENCE

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

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

The team leader (health protection) presented the report to the sub-committee and explained that an application had been received for a private hire vehicle license. He confirmed that the vehicle in question did not meet the council policy in relation to engine capacity, which states that a vehicle's engine capacity must be no less than 1,400cc or 90BHP.

It was noted that the applicant had recently taken the car to a garage and had modification works undertaken to increase the engine capacity from 75BHP to 100BPH to meet licensing requirements.

It was noted that the council’s policy was to use the DVLA log book (V5 certificate) to check engine capacity and as such, the applicant would need to ask if the change could be noted in the log book. It was confirmed at the meeting that the DVLA had since responded to the applicant to confirm that the change in BHP was not a material change and could not be added to the V5 certificate.

The chairman thanked the team leader (health protection) for the review of the case and asked the applicant if he had anything further to add.
The applicant confirmed that he bought the car to allow himself to earn more money as an owner-driver, rather than using a car owned by the taxi company. He noted that he was very frustrated to learn that it didn’t meet the requirements after he had purchased it and admitted that it was a simple human error. He said 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.

The chairman adjourned the meeting at 10:10am.

The meeting was reconvened at 10:50am.

DECISION:

RESOLVED that the application be granted for a private hire vehicle licence, subject to the correct paperwork being received and approved by the environmental health team.

REASONS FOR DECISION:

The sub-committee heard from the officer who presented the report and the applicant in person. The council’s policy states that the engine capacity should not be less than 1400cc or 90BHP or equivalent. The sub-committee had sight of a tuning certificate dated 21.02.2020 showing that the vehicle had been re-tuned to 100BHP albeit the certificate was not signed and did not show who had carried out the re-mapping. From the information that was made available to the sub-committee it felt unable to make a decision today. The sub-committee requires the applicant to provide a copy of the invoice from the business that carried out the re-mapping works to support the certificate. They also require evidence that the applicant has notified his insurance company of the modification and that they have accepted the modification. This information should be provided to the licensing officer and, subject to receipt, the sub-committee would be agreeable to the vehicle license in respect of the vehicle being granted provided the vehicle also passes the checks of the council approved garage.

The meeting concluded at 10:55am.

Chairman