Planning Committee  
Wednesday 26th March 2008 at 7.00 pm  

Council Chamber, Swanspool House, Doddington Road, 
Wellingborough, Northamptonshire NN8 1BP

1. Apologies for absence (if any).
2. Declarations of Interest (if any).
3. Confirmation of the minutes of the meeting held on 20/2/2008.
4. Applications for planning permission, listed building consent and building regulation approval.
6. Any other items that the Chairman decides are urgent.

Enclosed

Please note: Site Viewing Group for Tuesday 25th March 2008 will be Councillors Dean, Morrall, Ward and Waters.

Lyn Martin-Bennison,  
Chief Executive

Date issued: 11th March 2008

| Membership: Councilor Waters (Chairman), Councilor Morrall (Vice Chairman), Councillors P Bell, Dean, Griffiths, Maguire, Patel, Payne, Sharp and Ward (1 vacancy). |

For further information contact Democratic Services on 01933 231511.  
DNWnewbold@wellingborough.gov.uk
# Borough Council of Wellingborough
## Planning Committee
### Wednesday 26th March 2008 at 7.00 pm
### Council Chamber, Swanspool House

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### SITE VIEWING GROUP

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APPLICATION REF: WP/2007/0765/FM

PROPOSAL: New build development of 11 no. flats in a single 2 and 3 storey block with associated parking, landscaping, bin stores and cycle stores.

LOCATION: Land adjacent 183 Midland Road, Wellingborough. NN8 1NG

APPLICANT: Elsden Park Properties Limited

NOTE:
This application was deferred at Planning Committee on 20th February 2008 to enable the Site Viewing Group to visit the site.
Report of the Executive Director

APPLICATION REF: WP/2007/0765/FM

PROPOSAL: New build development of 11 no. flats in a single 2 and 3 storey block with associated parking, landscaping, bin stores and cycle stores.

LOCATION: Land adjacent 183 Midland Road, Wellingborough.

APPLICANT: Elsden Park Properties Limited.

This application requires Committee consideration because a Unilateral Undertaking under Section 106 of the Town and Country Act 1990 has been submitted. This covers the following heads of terms:

- Financial contribution towards sustainable transport initiatives/strategic road improvements;
- Financial contribution towards the enhancement of nearby play facilities; and
- Financial contribution towards health provision.

PROPOSAL AND DESCRIPTION OF SITE:
The application site lies on the northern side of Midland Road. It is rectangular in shape, measures about 0.15 hectare and has extensive tree coverage. It forms part of the open curtilage of no. 183-185 Midland Road, also known as Chester House (also known as Elsden Lodge). There is no common architectural theme in this part of Midland Road. However, the prevailing pattern of development in the immediate area, particularly on this frontage is one characterised by buildings set within large plots.

Consent is sought to erect a part 3 and part 2-storey building comprising 11 self contained flats. Provision is made within the front curtilage of the site for 12 car parking spaces (including 1 disabled bay) and bicycle store. These are accessed via the existing vehicular cross-over, which would be slightly modified to achieve the desired visibility splay. The proposal involves the removal of some existing trees and shrubs, but a significant proportion of the trees, including the very large ones with amenity
value, would be retained. There are provisions within the development for communal amenity space and private gardens for some of the units. The proposed development equates to a density of about 73 dwellings per hectare.

RELEVANT PLANNING HISTORY:
This site was listed in the June 2007 Committee Agenda. This was for a proposal to construct two 3-storey blocks containing 11 self contained flats (Ref: 2007/0223). The proposal was recommended for refusal, but prior to it being considered by the Committee, it was withdrawn. The differences between that proposal and the proposal under consideration are explained later in this report.

Prior to the above:

BW/76/772 Permission refused for a change of use from residential to community centre.
WU/58/26 Permission granted for conversion of house into 3.

NATIONAL AND LOCAL PLANNING POLICY:
Regional Spatial Strategy (RSS)
Northamptonshire Structure Plan Policies: GS1, GS2, GS4, GS5, GS6, H2, H6, H7, T3, T10 and RT2.
Wellingborough Local Plan Policies: G1, G21, G22, H1, H5, L7, T5, T9, T10, UH1 and UH5.
Supplementary Planning Guidance Notes - Building Better Places; Parking; Trees on Development Sites and Planning Out Crime.
Planning Policy Statement 1; Delivering Sustainable Development.
Planning Policy Statement 3; Housing.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. County Highway Authority – have not highlighted any adverse highway implications in relation to the proposed development. However, observations have been made in relation to a range of matters which would normally be dealt with by conditions if permission is granted. These include matters such as visibility splay, shared access requirements, adequacy of parking provision and refuse collection. Furthermore, they have requested a financial contribution towards strategic road improvements.

2. The Environment Agency – no objection

3. County Education Officer – no requirement for financial contribution.

4. The Wildlife Trust – there may be an opportunity for the soft landscaping associated with this development to incorporate the planting of trees and shrubs in order to provide food sources and habitat for native species of birds and animals.

5. Borough Environmental Protection Manager – a suitable condition should be imposed requesting the submission for approval, of a phase 2 Environmental Risk Assessment report.
6. Borough Design and Conservation Officer – this is a good elevational architecture. Reserve details of access/parking surfaces by condition.

7. Borough Housing Strategy Manager – the application is for 11 units, which is below the threshold to trigger affordable housing contribution in accordance with Policy H8 of the Local Plan.

8. Borough Culture Development Manager – the proposal does not warrant the provision of on-site amenity space. Nevertheless, a contribution towards the enhancement of existing nearby play facilities is sought, based on a percentage of the NPFA Six Acre standards.

9. Borough Growth and Development Manager – the traffic impact of the proposed development should be taken into account, having regard to other major development proposals in the area, particularly the WESAT developments and proposals for the Saxby site.


11. Borough Landscape Officer – recommend the imposition of conditions concerning protection to trees during construction works and in relation to the relocation of the ‘monkey puzzle’ tree.

12. Letters of objection were received from 2 neighbouring residents. The grounds of objection can be summarised as follows:

- Proposal not in keeping with the character and appearance of the area;
- Inappropriate choice of facing materials;
- Over-development/excessive scale;
- Proposal is similar to the footprint of the previous scheme;
- Overlooking/loss of privacy and loss of light;
- Proposal will increase run-off water and restrict the availability of green space;
- Noise disturbance;
- Loss of trees and destruction of beautiful garden/green area; and
- Additional housing provision not required on this site as the Borough need would be catered for by the WEAST proposals

ASSESSMENT:
National guidance in PPS 1 and 3 and the policies of both the Structure and Local Plans and the Regional Spatial Strategy all encourage and support the reuse of previously developed sites in built up areas for residential purposes. The application site constitutes a previously developed site as defined in the annex to PPS 3. The redevelopment of the site for flats is acceptable in principle, because it will increase housing stock in the area. Furthermore, it will broaden the dwelling and tenure mix of the area, consistent with the advice in PPS 3.
Design, layout, density and the effect on the character and appearance of the area:
The surrounding buildings exhibit no common architectural scheme. Indeed the surrounding area comprises traditional and modern buildings of varying scale, with some 2-storeys and some 3-storeys in height. Unlike the previous scheme, which proposes 2 tandem buildings, the current proposal is for a single building with a combination of interesting facing materials comprising render, brick façade, glazing and timber boarding. Although striking in its overall appearance, these materials would combine to create an attractive modern building, which in the context of the surrounding area would not be a significant negative visual variation.

The layout is also noticeably better with the proposed building respecting the building line on this frontage, particularly in relation to the building to the west of the site. Although the proposed building would project forward of the building line of Chester House, the difference is marginal. In any case, the extensive tree coverage at the front of the proposed and existing building would not make this difference readily apparent when viewed from the street.

In view of the foregoing, the proposal represents a satisfactory development in design and layout terms. It would not appear incongruous relative to the surrounding developments and by reasons of its scale, it would be in keeping with the character and appearance of the surrounding area, in compliance with the relevant development plan policies and consistent with various national guidance in PPS 1 and PPS 3.

Loss of trees
The application is accompanied by a topographical survey, which shows the approximate location of the trees on the site. Although some trees would be lost, these are mainly those with limited amenity value. The large mature trees would mainly be retained thereby maintaining the ambience and pleasant appearance of this part of Midland Road.

Access and traffic
The Highway Authority have not made adverse observations in respect of highway implications of the proposal. The parking provision is satisfactory in the context of the location of the site, within walking distance of the Wellingborough Town Centre which is served by many bus routes and also within walking distance of the train station.

Effect on living conditions of neighbours
Having regard to the siting of the buildings, particularly in relation to the separating distance from the adjacent buildings to the side and rear, it is not considered that the proposal would have a detrimental impact on the amenities of the neighbouring occupiers in relation to overlooking/loss of privacy or loss of light. The rear of the proposed building from the rear St Mary’s Paddock is about 19 metres. Furthermore, the separating boundary treatments comprise a 2.5m high brick wall and 3m high hedge, both of which would be retained and would offer necessary safeguards.

RECOMMENDATION:
Grant planning permission subject to the following conditions.
1. The development shall be begun no later than 3 years beginning with the date of this permission.

2. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the access and parking surfaces; buildings, including fenestration, windows, doors, eaves and verges shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.

3. Details of the hard and soft landscaping and the boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.

4. Details of the tree protection measures in accordance with BS5837 and the details of the proposed transplanting/replanting (including the new location of the trees) on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and the transplanting works carried out during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years. The tree protection measures shall be implemented throughout the construction phase of the implementation of the development.

5. The car parking spaces shown on the approved drawings shall be laid out and provided before the occupation of the dwellings and shall thereafter be kept free from obstruction and shall be retained for parking purposes for the occupiers of the development and their visitors.

6. Vehicle to visibility of 2m by 70m and pedestrian to vehicle visibility of 2m x 2m shall be provided and maintained on both sides of the point of access.

7. Any gates at the point of access shall be hung so as to open inwards only and be set back by at least 5.5m from the highway boundary.

8. The vehicular crossing shall be constructed in accordance with the specification of the Northamptonshire County Council.

9. At least the first 5m of the driveway shall be hard paved.

10. Before the development commences, a validation report (to include test certificates to confirm the suitability of imported soil, confirmation of capping thickness and all tipping receipts) in respect of remediation proposals to remove contaminants from the site shall be submitted to the local planning authority for approval and the development shall be implemented in accordance with the approved measures, unless otherwise agreed in writing by the local planning authority.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory appearance for the development in the interest of visual amenity.
3. In the interest of neighbouring amenities.
4. To ensure that the site is satisfactorily landscaped and the existing trees protected in order to maintain and enhance the visual amenity of the area.
5. To ensure adequate off-street parking provision and in order to prevent additional parking in surrounding streets which, could be detrimental to amenity and prejudicial to safety.
6. In the interests of highway and pedestrian safety.
7. In the interests of highway and pedestrian safety.
8. In the interests of highway and pedestrian safety.
9. In the interests of highway and pedestrian safety.
10. In the interests of the health and amenities of the future occupiers of the development.

INFORMATIVE/S
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:
   Regional Spatial Strategy (RSS)
   Northamptonshire Structure Plan Policies: GS1, GS2, GS4, GS5, GS6, H2, H6, H7, T3, T10 and RT2.
   Wellingborough Local Plan Policies: G1, G21, G22, H1, H5, L7, T5, T9, T10, UH1 and UH5.
   Supplementary Planning Guidance Notes - Building Better Places; Parking; Trees on Development Sites and Planning Out Crime.
   Planning Policy Statement 1; Delivering Sustainable Development.
   Planning Policy Statement 3; Housing.
2. The applicant is advised that this decision relates to the following drawings received on the date shown:
   Drawing numbers: Date received:
   Site location plan (6172 010F), 6172 037B, 038B, 039B, 040C, 041 & 042 3 December 2007
APPLICATION REF: WP/2008/0068/F

PROPOSAL: Erection of 2 no. dwellings to replace 1 no. dwelling - amended proposal following the approval of WP/2007/0456/F.

LOCATION: 17 Sunnyside, Earls Barton. NN6 0EX

APPLICANT: Timeline Developments Limited

This application comes before the Planning Committee for determination and is to be site viewed by members due to a request by Earls Barton Parish Council on the grounds that the proposal represents overdevelopment and increased highway pressures.

PROPOSAL AND DESCRIPTION OF SITE:
The proposal site is located within the village confines of Earls Barton in an area made up of a variety of house types and ages. Including terraced dwellings flanking to the west, a detached single dwelling currently under construction bordering to the east and detached bungalows and houses dating from the 1960’s-70’s fronting the site to the north. Within close proximity to the east and fronting the road are buildings designated as being Listed and therefore worthy of note.

The proposal is as above and is an amendment to a previous scheme approved by the planning department under its delegated powers. The amendments chiefly involve the insertion of windows in the rear and front 2nd floor elevation, gables to increase the numbers of bedrooms per dwelling from 3 to 5. The proposal also involves an overall reduction in the width of each property giving an overall reduction over the 2 units of 1.75m. The site has been cleared for construction with some works taking place to the foundations.

RELEVANT PLANNING HISTORY:
WP/2007/0456/F 2 new dwellings - approved with conditions.

NATIONAL AND LOCAL PLANNING POLICY:
Borough Council of Wellingborough Local Plan Policy: G1, G4, H3 and H12.
County Structure Plan Policy: GS5.
Supplementary Planning Guidance Documents: IV, V and VIII.
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:

1. Highways (NCC) -

“As it serves two dwellings the means of access must be laid out as a shared private drive having a width of 4.5m for the first 10m from the highway boundary. It is appropriate for pedestrian to vehicle visibility of 2m x 2m to be provided and maintained on each side of the point of access provided adequate turning space is available within the site to enable a vehicle to turn around so as to enter and leave the site in a forward gear. The turning area as shown within the site does not appear to be adequate…”

2. Earls Barton Parish Council -

“I can confirm that Earls Barton Parish Council wish to object to and request a site viewing on application number WP/08/0068/F, due to overdevelopment. We understand that the property will not be bigger in volume than that already approved under application WP/2007/0456/F, but it will be bigger in capacity. By increasing the properties from 3 bed to 5 bed homes, this implied that there will be increased car usage for both properties, and this will have an impact on the local area due to the constraints and access problems that Sunnyside already experiences.”

3. Third Party Objections from Nearby/Neighbouring Properties -

Occupier no. 11 Sunnyside -

As you will recall our property, 11 Sunny Side, has already been impacted by the development on the land adjacent to our property and we have seen a number of changes from the original specification submitted by Timeline Developments. These include an increase in the number of bedrooms, together with windows which face directly onto our property being clear glass, rather than the frosted glass, which had been agreed.

It’s no surprise therefore to see that what we had believed to be two three-bedroom properties will now become two five-bedroom properties on the site of the existing bungalow. Clearly this increase will impact on the infrastructure of Sunny Side in terms of traffic flow, on street parking etc. Undoubtedly this application will go ahead, but it will have an impact on our family and more importantly will, I believe, reduce further the attractiveness of Sunny Side as a residential location.

In addition, there will be, I believe, an increased risk of flooding with these developments. During the past summers Sunny Side has been subject to flash floods, which have affected properties further down from these developments. This occurred before the current developments when the vast proportion of the site was still laid to lawn and garden. By having changed the frontage of the first property to block paving and continuing this theme with the two subsequent buildings, this will not facilitate the natural absorption of heavy rain and will cause
greater amounts of rainwater to fall out into the road. The drainage system cannot cope with the existing levels (hence why a number of people have sandbags permanently outside their properties) and clearly the risk of flooding will increase proportionately.

**Occupier no. 27 Sunnyside -**

You assured me in your response to my concerns, my letter dated 23rd August 2007, about the approved planning application, WP/2007/0456, that the new dwellings would not be built any further south than the then current end of building line. Now that the construction of the new properties has commenced the foundations have been positioned approximately 1.5 - 2 metres further south than the previous dwelling. I have spoken to the developer about this issue and he assures me that the new building has been positioned in accordance with the plans.

I would be grateful if you could investigate this issue, as a matter of urgency, before any further building work is undertaken, and advise me accordingly. I would be more than willing to meet you on site, together with the developer if possible, to discuss my concerns.

I also notice from the Land Registry entry, Title no. NN26944, that the property is subject to 2 Conveyances, one dated 31 Mar 70 and the other dated 28 Aug 74, and I wonder if you have the full details of these Conveyances?

**Occupier no. 17 Sunnyside -**

Submission: Objection
Comments: This is the second time that this developer has tried to change plans after initial plans have been passed (I refer to Land Adj. to 17 Sunnyside) and I object on the following grounds.

1. This is an overdevelopment of the site.
2. The third storey bedroom windows will overlook our bedroom windows.
3. As mentioned in my previous letter the site plan showing car parking and front gardens is totally impossible, it cannot work.
4. I believe the footings, which have already been dug encroach upon the public access land between this plot and number 27.
5. Number 27 Sunnyside is not a three storey house as detailed in the submission but a two storey one, at least it certainly is from the road.

Will the Council please seriously consider my objections rather than just rubber stamp these changes as it did with land adj. to no. 17, because if it doesn't, that there is something seriously wrong with a system which totally ignores the wishes of the local residents for whatever reason.”

**ASSESSMENT:**
The site has a previous approval for the construction of 2 dwellings therefore the principle of the site for residential development and the number of properties have been established and is therefore deemed to be an appropriate site for in-fill development.
The assessment will therefore focus on the alteration to the previous approved plans and any impact they may have, whilst also having regard to the impact an increase in the overall living accommodation may represent.

**Principle of Development**

It has previously been established through the delegation process that the site is appropriate for development so long as the development will not, either individually or cumulatively with other proposals, have an adverse impact on the size, form, character and setting of the village and its environs [Borough Council of Wellingborough Local Plan Policy; G4.2]. The development accordance with this point will be discussed below.

**Character and Appearance of the Area**

The existing properties within close proximity to the proposed dwellings, including the property currently under construction to the immediate east of the site are of a standard 2 storey design to the fronting street. Although the listed buildings located 50m to the north-east and fronting the road have a gable end to the front elevation at 2nd floor level these dwellings have a corner dominance, the proposal site has no such dominance and therefore a significant break-away from the existing 2 storey frontage is not considered to be acceptable with its surroundings.

In addition the dwellings are considered in this instance to represent overdevelopment, although its is accepted that the dwellings per hectare at 33.3 is less than the government guidance (35p/ha), given the rather restricted width of the site, particularly in light of a further reduction by 1.75m from the previously approved scheme then 2 three storey properties with a total width of 12.25metres is considered to be excessive. It is also noted that the row of terraced properties to the west in terms of properties per hectare are far in excess of 35, these terraces, however are of a traditional 2 storey design. There is also a fairly clear delineation within the area separating the terraced properties from the surrounding more recently building properties, principally due to the rear of the terraced properties forming the street scene in Sunnyside.

It is therefore considered to be appropriate to relate the proposed dwelling to that of the areas more contemporary dwellings. The density of these dwellings within the street are to occupy roughly the same footprint as the proposal site but for one dwelling only, in view of the previous approval is was considered that the construction of 2 modestly-sized semi-detached properties would be appropriate as there external appearance would have been that of a single dwelling. The proposed addition of further windows and therefore an increase in the living accommodation it now considered to represent overdevelopment and would appear cramped in relation to the more spacious layout of surrounding properties; particularly in respect to the property currently under construction to the east.

Planning Policy Statement 3: Housing (PPS3) encourages the efficient use of previously development land in accessible location. However it also states that development should be well integrated with and compliment neighbouring buildings, and that the quality of the local environment should not be compromised. It is accepted that the roofline is similar to that of the surrounding dwellings but given that the proposal is clearly for a three storey property then it is not satisfied that the density would be sufficient to outweigh the harm that would result.
As such it is considered that the proposal conflicts with LP Policies H12 and G1, which seek to ensure that new housing developments are of a high standard of design and compatible with the characteristics of their surroundings. The officer is mindful of the advice in PPS1: Delivering Sustainable Development. This emphasise the importance of design and the relationship of proposals to their local context, it is considered that the proposal would not achieve these objectives.

**Highway Implications**

In view of the highway comments in respect to an inadequate turning facility to the front of the dwellings, particularly in view of the existing restraints and congestion in Sunnyside it is important when determining an application in this location to ensure that no additional pressures are placed on the local road network. Although it is noted that the previous officer felt that the highway restraints did not justify refusal, this application is determined on its own merits without prejudice and due to the increased living accommodation may cause more of a concern. It is therefore considered that the inability of a vehicle being able to access and exit the site in a forward gear is unlikely and this posses a detrimental impact on the safety and convenience of the highway and adds weight to any refusal.

The provision of 2 spaces per dwellings is in accordance with relevant guidance and SPG’s and any further concerns with regard to visibility splays and hard-paving can be satisfied by conditioning.

**Response to Representations**

The comments received concerned with the overdevelopment of the site and with regards its 3 storey element are considered legitimate. Concerns with regard the constructed of the previously approved scheme are to be dealt with by enforcement powers should the building work not being in accordance with the approved plans.

**Summary**

The previous approval for 2 dwellings on this site is noted, however due to the alterations in reducing the width of the plot, its increase in living accommodation and the appearance of the property being as a three-storey property. The development amendments are considered to represent overdevelopment and detrimentally harm the character and appearance of the area. The highway requirements are also not satisfied. Therefore for the reasons given above the application is recommended for refusal.

**RECOMMENDATION:**

Refuse.

1. It is considered that the proposal represents an overdevelopment of the site and is out of character with the environment around it. The insertion of windows in the 2nd floor gables are considered to be an unacceptable addition and unsympathetic to the surroundings.

2. The turning area is considered to be inadequate in allowing a vehicle to access and exit the site in a forward gear and therefore due to the constraints associated with the existing road network at this location the application is
considered to adversely impact on the safety and convenience of the local highway.

3. For the reasons given above the proposal is considered to be contrary to the following policies: G1 (1, 3 and 4) and H12 (1, 2 and 3) of the Borough of Wellingborough Local Plan and Policy GS5 of the County Structure Plan.

POLICY G1

PROPOSALS FOR DEVELOPMENT WILL NORMALLY BE GRANTED PLANNING PERMISSION WHERE THE DEVELOPMENT:

1. IS OF A HIGH STANDARD OF DESIGN WHICH RESPECTS AND ENHANCES THE CHARACTER OF ITS SURROUNDINGS;

2. WILL NOT AFFECT THE AMENITIES OF ANY NEIGHBOURING PROPERTIES OR RESULT IN WIDESPREAD IMPACT, BY REASON OF NOISE, VIBRATION, SMELL, LIGHT OR OTHER POLLUTION, UNACCEPTABLE LOSS OF LIGHT OR OVERLOOKING;

3. HAS A SATISFACTORY MEANS OF ACCESS, PROVIDES ADEQUATE PARKING, SERVICING AND MANOEUVRING FACILITIES AND CAN BE ADEQUATELY SERVED BY PUBLIC TRANSPORT;

4. WILL NOT HAVE AN ADVERSE IMPACT ON THE ROAD NETWORK AND WILL NOT PREJUDICE HIGHWAY SAFETY.

POLICY GS5

IN ORDER TO PROMOTE HIGH QUALITY DESIGN AND SUSTAINABLE DEVELOPMENT, ALL PROPOSALS WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:


- THE NEED TO ENCOURAGE MIXED-USE DEVELOPMENT AND THE RELATIONSHIPS OF DIFFERENT LAND-USE WITH EACH OTHER;

- THE NEED FOR MEASURES FOR PLANNING OUT CRIME; AND

- THE NEED FOR CONSERVATION OF ENERGY, RESOURCES AND THE NATURAL ENVIRONMENT, AND FOR DEVELOPMENTS AND DESIGNS WHICH GIVE PRIORITY TO MEANS OF TRANSPORT OTHER THAN THE PRIVATE CAR.
POLICY H12

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT PROVIDED THAT:

1. THE PROPOSED DENSITY IS COMPATIBLE WITH THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS;

2. A VISUALLY ATTRACTIVE ENVIRONMENT IS CREATED;

3. SATISFACTORY HIGHWAY SAFETY AND DESIGN MEASURES ARE INCLUDED.
BOROUGH COUNCIL OF WELLINGBOROUGH

SITE VIEWING (Date of visit 25th March 2008 at 11.15 a.m.)

Planning Committee 27/03/2008

Report of the Executive Director

APPLICATION REF: WP/2008/0079/F

PROPOSAL: Revised Plans - Residential development - 4 flats and 4 houses. (Amendments- alterations to locations and a reduction in scale and number of houses in block 'B' and other minor alterations).

LOCATION: Ryan Plastics, 78 High Street, Earls Barton, Wellingborough. NN6 0JG

APPLICANT: Mr John Ryan

This application comes before the Planning Committee for determination due to more than 3 third party objections being received chiefly concerned with overdevelopment of the site, loss of privacy and overlooking and is to be site viewed due to a request by Earls Barton Parish Council.

PROPOSAL AND DESCRIPTION OF SITE:

The site is currently occupied by a factory unit of a flat-roofed design, the site is generally rectangular with a depth of 92m and a frontage width of 18.8m and a maximum width if 23.5m and a minimum rear width of 18m. The site slopes markedly from north-west to the south east, with a fall of 6.7m to the rear of the factory unit is a grassed area, with various un-maintained hedgerow to the boundaries.

The proposal is as above with a density of 44 units per hectare and incorporates 3 distinct groupings within the development (block A, B and C). The frontage/entrance to the site comprises of a pair of semi-detached dwellings (Block A), these are 2 storeys, but with large roofs to incorporate a room and to include velux windows. The 2nd block (B) also consists of a pair of semi-detached dwellings but to a standard 2-storey design. The block (C) to the rear are of a standard 2 storey design but includes 4 (1-bed) self-contained flats, with a shared access.

The application as described above is an alteration from the originally submitted proposal and involved a reduction in the scale of block 'B' from 3 dwellings and from a 2-storey property with rooms in the roof to a standard 2 storey design. Alterations as involved a re-positioning of a cycle shed to the rear of the site and a re-positioning of blocks A and C. The representations as below are related to the un-amended scheme,
any comments relating to the negotiated plans will be reported to the Planning Committee by their inclusion in the late letters list.

**RELEVANT PLANNING HISTORY:**

- WR/1950/0101 Factory - approved with conditions
- WR/1960/0043 Storage shed - approved
- WR/1961/0146 Factory extension - approved
- WR/1966/0181 Storage extension - approved
- WR/1967/0197 Temp. store - approved with conditions
- WR/1969/0040 Extension to factory - approved with conditions
- WR/1970/0264 Factory extension - approved with conditions

**NATIONAL AND LOCAL PLANNING POLICY:**

- Regional Spatial Strategy 8
- Northamptonshire County Structure Plan - GS5, H3 and H6
- Borough of Wellingborough Local Plan - G1, G4, H2, H12 and E4
- Supplementary Planning Guidance – Parking, Planning Out Crime and Building Better Places
- Planning Policy Statement 1; Delivering Sustainable Development
- Planning Policy Guidance 3; Housing
- Planning Policy Statement 7; Sustainable Development in Rural Areas
- Planning Policy Guidance 13; Transport
- Planning Policy Guidance 15; Planning and the Historic Environment
- Planning Policy Statement 23; Planning and Pollution Control

**SUMMARY OF REPLICATIONS TO CONSULTATIONS/REPRESENTATIONS RECEIVED:**

PLEASE NOTE: The below representations were received with respect to the original scheme, the proposal has since been amended to take note of some of the concerns and following officer negotiation. Any comments received pursuant to the consultation on the amendments will be reported to the committee by way of Late Letters. This ensures that targets are met in the interests of BVPI and delivery.

1. Environmental Protection Department -

   “The site lies on the Northampton sand strata which may contain elevated levels of naturally occurring arsenic.

   The options for the developer is to further investigate this or as the site is presently mainly covered by buildings/hard-standing to propose a remedial solution which involves capping of the site”

2. Landscape Officer comments -

   There is no indication on the plan of the proposed development of the vegetation within the site boundary and that which overhangs the site boundary. The land at the far end of the site contains trees which are protected by a tree preservation order, notably horse chestnut and spruce. There are some smaller fruit trees in the corner where the proposed cycle shed is shown which are not indicated on the plan. There appears to be no justification for removing them. The position of the shed could be moved slightly. There is also one small spruce
just within the site boundary. There is also an overgrown beech hedge within the site which provides attractive screening for no. 4 The Dell but will become difficult to maintain if left to grow indefinitely. The amenity area for the proposed flats would be quite shaded, but the building is as far away as possible from the trees within the allocated area. The boundary in the south corner differs from what is shown on the OS plan.

This is a sloping site. Problems arose on the adjacent development site because adequate information on changes in level was not provided.

The section of tall conifer hedge on the west boundary overhangs the boundary to a considerable extent. There could be damage to this and other trees which provide valuable screening for the existing properties adjoining the site if retaining walls are required and roots are severed. More information is needed and if planning permission is granted there should be a condition requiring protection of trees in accordance with BS5837.

Drainage down the slope unbroken by soft areas to absorb surface water could be a concern. The Dell used to be referred to as ‘The Sinks’ because of the water which flowed down to the stream in the valley.

The appearance of this scheme internally would be unattractive if as appears on the plan there would be expanses of close boarded fence and paving. Perhaps this would be a good scheme for ‘green screen’. With the change in level from the top to the bottom of the site the development would need to be stepped with retaining walls below the boundary fences. Rear access gates would not be possible which is a concern with regard to the block of three houses.

The plant bed adjacent to 5 The Dell is perhaps not wide enough for substantial screen planting, which could be an issue. Conversely high screening could cause too much shading. Two young trees are visible over the boundary fence.

3. Highways (NCC) -

“It is appropriate for vehicular access to take the form of a shared private drive having a width of 4.5m for a distance of 10m from the highway boundary. No part of the means of access within the site of the application will be considered for adoption as highway maintainable at the public expense.

Vehicle to vehicle visibility of 2m x 43m and pedestrian to vehicle visibility of 2m x 2m must be provided and maintained on both sides of the point of access.

The vehicular crossing, which should be of the form indicated on standard drawing no. SD 11/8/2R, must be constructed to heavy duty standard in accordance with the specification of Northamptonshire County Council.

To prevent loose material being carried onto the public highway at least the first 5m of the driveway from the highway boundary must be hard-paved.
Adequate provision must be made to prevent the unregulated discharge of water from the driveway onto the highway.

The development involves an access drive length in excess of 45m and the applicant should be advised to seek the views of the service providers and the emergency services as to the acceptability of the total drive length.

The applicant should be advised to discuss refuse collection aspects of the proposal with the appropriate officer of the Borough Council of Wellingborough.”

4. 6 third party responses from neighbours/nearby residents -

Summary of comments, with pertinent excerpts:

- Poor visibility and access creating a potential hazard for all
- Lack of consideration for drainage and the impact on the surrounding properties
- Impact on the environment - including fauna and flora
- The retaining wall mentioned in the plan between our two properties is a listed
- Use of materials for the development to be sympathetic
- Lack of detail in this set of plans
- Density of scheme not in-keeping with surroundings
- Visual intrusion - overbearing
- Overlooking/Loss of privacy
- Noise and Pollution associated with density and number of cars.
- Concerns over boundary treatments
- Boundary Error -

“The plans available for inspection at the Council offices contain a major boundary error. The boundary between my property, 5 The Dell, and that for 80 High Street is not where shown. It is approximately opposite the middle of Block B. This garden area is raised up and within clear view of the proposed flats.”

- Loss of privacy and rear security concerns-

“This states: - “Cul-de-sac design should be simple, short, and linear form so that good mutual surveillance from other homes is easy, preferably with sight lines from nearby streets.” There seems to have been little reference to the guidance contained within this document and the following extracts are also provided. Page 27 contains this guidance: “6.2 Rear Garden Access - SPG Key Principles

- Rear gardens should be strongly private territory, as should access, servicing and private vehicular parking arrangements.

- Avoid the creation of back alleys. Where these provide the only practical solution, measures such as security gates and appropriate lighting must be incorporated. This requirement would also need adequate street lighting, which
does not appear to be part of the proposal. Page 23 also states “Avoid doglegs and blind spots.”

5. Earls Barton Parish Council -

At the time of writing this report no representations were received due to the timing of the Parish Council meeting, although a Site Visit was requested any received subsequent comments will be reported to the Planning Committee as part of the late letters list.

ASSESSMENT:
Compliance with policy
Earls Barton is designated in the local plan as a limited development village. It is considered that the principle of a new residential development that is to be located within the built up area of the village and on brownfield land is entirely consistent with elements of national guidance, regional and development plan policy that seeks to direct new residential development in the rural areas to such sites. The density of the development is slightly in excess of the net minimum density of 35 mentioned SPG VIII of the Local Plan, it is not considered to be excessive bearing in mind that four out of the nine units are flats.

In addition it is also important to consider the loss of the commercial use of the unit and its accordance with Policy E4. Policy E4 states that:

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PLANNING PERMISSION WILL BE GRANTED FOR THE REDEVELOPMENT OR USE OF INDUSTRIAL OR COMMERCIAL LAND OR PREMISES OUTSIDE OF INDUSTRIAL ESTATES FOR NON-INDUSTRIAL OR COMMERCIAL USES IF THE LAND OR PREMISES ARE INCAPABLE OF ADAPTION OR DEVELOPMENT FOR INDUSTRIAL OR COMMERCIAL USE OR WHERE EXISTING AMENITY, TRAFFIC OR OTHER ENVIRONMENTAL PROBLEMS CANNOT BE OVERCOME.
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Due to the age of the unit being constructed in the early 1950’s together with subsequent additions, although the unit is currently operational as a plastic assembly premises the unit does not readily lend itself to modern day commercial adaptation. This is due in part because of the difficulty HGV’s would have utilising the site because of the limit space for frontage parking and the tight swing required for vehicles to use the side vehicular access points and partly because of the units declining state of repair. The unit is also located in an area which is principally residential, with some nearby developments, to the north, being constructed post construction. It is therefore considered that the premises at this location and with its various restraints does not lend itself in the medium to long-term for adaption. In any event any proposed redevelopment would be likely to be resisted in view of the existing traffic constraints with the site and the increased impact of neighbours amenity and other environmental problems a more modern industrial use may bring. In this instance it is considered that the unit does not lend itself readily to alteration to continue its use as a commercial premises and is nearing the end if its ‘shelf-life’ for that reason and due to the existing and subsequent neighbouring residential developments an acceptable residential development would be preferred. Policy E4 is judged to be satisfied.
**Effect on Neighbours’ Amenities**

This section will be broken down and discussed in terms of the Blocks - A-C.

**Block A** - The neighbouring dwelling to the north-west of the site is set approximately 1.5m further back than the proposed dwellings and a separation distance of the same measure with no habitable room windows in its side elevation. To determine whether Block A will impact upon the light to the frontage windows of no. 80, the 45 degree angle test is used taken from the middle of the nearest fronting window as described in SPG II; the proposed dwelling is comfortably within this line by 1.5m. It is accepted due to the side orientation of the windows to no. 76a, High Street, that they will receive a degree of light loss but given the presence of the existing factory to a similar depth as the proposed, although the overall height will be higher, this is including the roof pitch. The overall bulk of the proposed development is significantly less than the existing factory unit and is a distance of 5m further away than the factory, giving a total separation distance of 8.4m. The existing factory has a height of 6.7m at the frontage, which is 2.2m above the height of the eaves of the proposed houses. Therefore the proposed scheme is not considered to decrease the amount of light to the side windows of no. 76a any more than currently exists, in reverse the scheme may increase the amount of light to these windows in the early-mid afternoons.

There are two windows proposed above ground floor level in the side elevations, these are in the 2nd floor roof space and as these have been conditioned to be of obscured glaze there are no loss of privacy issues to either no. 80 or no. 76a. With respect to mutual overlooking of block A to block B, the separation distance is 22.9m; this is in excess of the minimum requirement (21m) as laid out in SPG VIII. It is accepted that the rooms in the roof lead to a greater opportunity for overlooking but given the 40 degree angle of the roof, this would be difficult, therefore the separation distance is considered acceptable to not result in significant loss of privacy to either the future occupiers of blocks A or B.

**Block B** - The initial submitted plans showed 3 properties in this block less than 1m from the boundary and were of a design the same as those as block A; being 2 storey with rooms in the roof including velux windows. It was felt that although no. 5 The Dell; to the east of the properties, was not directly to the side of the block it was considered that the development resulted in an overbearing impact and a degree of overlooking to the rear of no. 5 due to its proximity and orientation. This was of particular concern because of the significant sloping of the site. The revised application is set further away (2.25m) from the boundary and is of a standard 2 storey design, this separation distance, coupled with a reduction in the buildings overall bulk and loss of rooms in the roof results in a significant decrease in the degree of over-bearing and overlooking justifies a positive recommendation. No windows are proposed above the ground floor level in the side elevation with no. 5 The Dell, any future insertion is prevented via conditioning. Any mutual loss of privacy issues with Block A are discussed in the preceding paragraph. The mutual overlooking with block C are less of an issue with no rooms in the roof proposed in either and a separation distance of 23m, again in accordance with SPG VIII (21m).

**Block C** - comprises of 4 no. 1 bed flats, they are of a standard 2 storey design with no rooms in the roof with a 30 degree pitch. The block to the south-west is flanked by the substantial rear garden land to no. 76 (Manor House), High Street and although there is
significant boundary screening the flats are 1.9m from this boundary to guard against rear garden overlooking. The ‘flats’ at their nearest point are 14m from the north-east flanking dwelling; no, 4, The Dell, which is located directly to the side. 14m is 2m in excess of the standard as described in SPG VIII for a minimum of 12m for a flanking to rear elevations, therefore there is considered to be no detrimental overbearing impact upon no. 4. In addition as any side windows above ground floor will be conditioned to be of obscured glaze, thus preventing overlooking, which is also prevented via existing boundary vegetation (Beech tree), as described in the comments of the Landscape Officer. Any mutual overlooking to block B is described above.

In view of the above, the accordance with guidance and following suitable amendments to the scheme along with appropriate conditioning the proposal does not represent any adverse loss to neighbours light or privacy and is not considered overbearing or obtrusive.

Effect on the Appearance and Character of the Conservation Area and the General Area
In the absence of local policy specific to impacts on the Conservation Area’s (CA) and Listed Buildings (LB) any impact will be judged against the general Local Plan Policies (G1 and H12) and more specifically national guidance (PPG15: Planning and the Historic Environment). The site boundary adjoins Earls Barton CA and LB (76a-76, High Street), the site is occupied by a flat-roofed white factory unit. The replacement of the factory unit with stone facia properties (ensured via a materials condition) would be seen as a positive enhancement of the local character and appearance. The garden frontage would consist of a 0.6m high stone wall, which reflects the frontage to no. 80 High Street and the general appearance of the boundary treatments in the vicinity and is preferable to the existing open frontage.

Due to ‘block B’ consisting of only 2 dwellings the site would lend itself to the creation of green spaces within the development, this is to be agreed via conditioning. The rear of the site is to retain a high proportion of open landscaping and boundary vegetation.

Amenity Space
The current site is rear land associated with the factory and is not accessible to the general public. The rear amenity space of the blocks are slightly less than SPG recommends (10.5m) with a rear space of a minimum of 8m and a maximum of 10m. There is however spaces to the frontage (block A) and to the sides of Block B, Block C also has significant amenity spaces, which is not a pre-requisite for flat developments. Therefore the proposed provision of amenity space is considered acceptable.

Highway Implications/Parking Provision
PPS advocates an average off-street parking provision of 1.5m spaces per dwelling as a maximum, the site consists of 9 residential units which should equate to a maximum provision of 13.5 (14) units. The proposal therefore is in conflict with parking provision requirements; given the often congested nature of High Street and some of the spaces being rather cramped, it is considered that this over-subscription of spaces is justified. In addition the proposed 4 flats provide 6 dedicated spaces; the flats are 1 bed only and given the relatively good bus links to Northampton and Wellingborough within the village together with a fairly vibrant commercial basis in Earls Barton the likelihood is
that occupants of the flats may have no vehicle. This will further alleviate any congestion pressures that may be associated with the application.

The site benefits from an existing vehicular access and the Highway Authority has not opposed the scheme or indicted that there is any significant accident record in the highway outside the site or nearby in High Street. The highways department raise no concerns to the proposal other than those that can be ensured via appropriate conditioning such as visibility splays and hard-paving. The Highways department does indicate that they would be unwilling to adopt the highway, but this is not considered to represent a justification for refusal.

**Crime and disorder**

Comments have been received with respect to the application site being an “ideal place for anti-social behaviour”. The Police have reactivated the Police Station in the village and there is evidence to suggest that anti-social behaviour has decreased as a direct result of a more regular Police presence.

It is accepted that the crime situation may have altered recently due to a Police initiative but it is considered that the development of the site will bring it back into a use which will introduce 24/7 residential surveillance and activity and will delete an area of land that could become a magnet for anti-social activities.

Having consulted the Planning Out Crime SPG, the guidance stipulates that wherever possible rear garden access, servicing and parking arrangements should be resisted, the scheme does now not include rear access, following suggested alterations. It is considered though with appropriate mitigating measures as laid out in the SPG that any propensity for crime can be suitable guarded against. This can be achieved by 1.8m high fencing and thorny landscaping for example, in any event the development does not provide a through-alley way and only likely to attract rear activity from people with an interest in the properties. Due to the orientation of the dwellings the rear access to the fronting block (A) is overlooked by the frontage of block B and the frontage of block C overlooks the back of block B, therefore mutual surveillance is considered a significant deterrent to crime and satisfies any concerns with regard back-access. The rear of block C is not readily accessible from the front.

**Loss of Vegetation and Wildlife**

The site is largely of kept-grass with sporadic boundary trees to the north-west and south-east boundaries, with significant vegetation internal and external of the site to the rear; north-east of the site. There are no trees within the site that are under Tree Preservation Orders, nevertheless to preserve the well-being of those TPO’s that are external to the site, the relevant condition is imposed. There is no indication that the site is resident to protected species and as the majority of the site comprises of frequently-mowed grass the wildlife population is not considered significant. In the interests of landscaping and general site aesthetics especially to the rear boundary the location of the cycle shed has been altered to retain the trees as described in the landscape comments (para. 1). Any boundary treatments or landscaping are conditioned.
Planning gain
The size of the proposal does not trigger the requirement for any section 106 contributions under the current system for mitigating for the effects of development. Although the scheme does involve 4 no. (1 bed) flats, which is seen as a positive endorsement of the scheme in providing properties within the village which are affordable to first time-buyers.

Non material considerations from representations:

- Concerns over drainage and the ineffectiveness of soak-a-ways, these issues will be covered under building regulations.
- The boundary error highlighted in respect to the boundary between no. 5 The Dell and 80 High, Street. The submitted OS extract was printed 11.09.2007 and is a near-accurate indication of property lines, it cannot however be relied upon for property ownership issues (Land Registry) and as the boundary in question is not pursuant to the application site or does not abut the ‘red-line’ the inaccuracy of the boundary is not considered to form a determining factor in this application.

Conclusion:
After careful consideration and in view of the above; principally due to no significant detrimental impacts on neighbour's amenities, the development being non-offensive to the character and appearance of the area and the other issues as described above. The proposal is considered to be in-alignment with the principles of PPS3 in providing housing whilst maintaining neighbours levels of amenity, Local and County Policy and associated SPG’s and is therefore recommended for approval with appropriate conditions being attached.

RECOMMENDATION:
Approve with conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.
3. Prior to the commencement of development a environmental risk investigation is to be carried out on the site or as the site is presently covered by hard-standing/buildings to propose a remedial solution which involves capping of the site. This is to be submitted and agreed in writing by the local planning authority.
4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
5. No development shall take place until plans showing existing ground levels and proposed ground floor slab levels of the proposed dwelling in relation to the level of the neighbouring properties have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance
6. There shall be no additional windows or other openings proposed in the side elevations of blocks A, B and C above ground floor without the prior written approval of the local planning authorities.

7. The windows in the side elevations of blocks A and C are to be constructed of obscured glaze and remain so in perpetuity unless otherwise agreed in writing by the local planning authority.

8. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed 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. The Development shall be constructed in accordance with BS5837 in respect to the Tree Preservation Orders on trees adjacent to the site.

9. The following stipulations of the highway authority shall be complied with in full to the satisfaction of the local planning authority:
   a. The driveways shall be hard paved for at least the first 5m
   b. Vehicle-to-pedestrian visibility of 2m x 2m over a height of 0.6m shall be provided and maintained on both sides of the points of access and a vehicle to vehicle visibility of 2m x 43m.
   c. The vehicular crossing, which should be in the form indicated on standard drawing no. 11/8/2/2R, must be constructed to heavy duty standards in accordance with the specification of Northamptonshire County Council.
   d. Adequate provision must be made to prevent the unregulated discharge of water from the driveway onto the highway.

10. The areas shown for parking on the approved plans shall be laid out and surfaced to the satisfaction of the local planning authority before the premises are occupied and shall be permanently set aside and reserved for these purposes.

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any other Order revoking or re-enacting this Order) no buildings, extensions, or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 in the 1995 Order shall be carried out without the prior written consent of the local planning authority.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. Due to the site lying on the Northampton sand strata which may contain elevated levels of naturally occurring arsenic.
4. In the interests of amenity.
5. In the interests of amenity.
6. In the interests of neighbours privacy.
7. In the interests of neighbours privacy.
8. In the interests of visual amenity and to the adjacent protected trees.
9. In the interests of the safety and convenience of the highway.
10. In the interests of the safety and convenience of the highway.
11. To allow the local planning authority the opportunity to control future development having regard to the nature of the site.

INFORMATIVE/S
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies: GS5 of the Northamptonshire County Structure Plan and G1, G4, E4, H2 and H12 of the Borough of Wellingborough Local Plan.
2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Number: Date Received:
   R/217/3A
   R/217/4
   R/217/5A
   R/217/6
   R/217/7 10 March 2008
3. The development involves an access drive length in excess of 45m and the applicant should be advised to seek the views of the service providers and the emergency services as to the acceptability of the total drive length.
4. The applicant should be advised to discuss refuse collection aspects of the proposal with the appropriate officer of the Borough Council of Wellingborough.
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee 26/03/2008

Report of the Executive Director

APPLICATION REF: WP/2007/0706/FM

PROPOSAL: Demolition of part of redundant industrial buildings, construction of 6 no. semi-detached houses and 8 no. flats with associated access + parking areas - changes to the design of the block of flats.

LOCATION: Rear of Sheltons Factory Site, 97 Eastfield Road, Wollaston, Wellingborough. NN29 7RS

APPLICANT: Wilby Homes Limited

The proposal is brought before Committee owing to the number of objections.

BACKGROUND:
A planning application for residential development on the entire site – comprising the application site and the existing factory building (Ref: WP/2004/0367/F) was considered by the Committee November 2006. Committee overturned officer recommendation and planning permission was refused due to an objection from the Health and Safety Executive because the front part of the site fronting Irchester Road lies within the inner blast zone of Scott Bader Hazardous Substances Storage Area.

PROPOSAL AND DESCRIPTION OF SITE:
The application site lies on the southern side of Irchester Road at the eastern edge of Wollaston. It is bounded to the west by the Gap and to the south by Eastfield Road. A single dwelling house bounds the site to the east on Eastfield Road frontage. The site measures about 0.4 acre and comprises extensions to a vacant and derelict brick built 3-storey factory unit with frontage to Irchester Road. Scott Bader factory site lies diagonally opposite the site on Irchester Road frontage.

The existing factory building is outside the application site boundary, which comprises the extensions. Consent is sought to demolish these extensions and erect a 3-storey block of 8 flats occupying the corner of the site – adjacent to The Gap and Eastfield Road and 6 linked semi-detached dwellings fronting Eastfield Road. Provision is made for 18 car parking spaces within the development. 12 of these are adjacent to the rear gardens of the 6 houses, whilst the remaining 6 occupy the northern boundary of the site adjacent to the existing main factory building. Mature trees would be planted at this boundary to provide a buffer between the proposed dwellings and the existing factory building.
The applicant has submitted a Unilateral Undertaking that includes the following obligations:

1. Financial contribution towards the provision and/or enhancement of open space/play equipments in the area;
2. Financial contribution towards meeting the needs for health services and facilities;
3. Financial contribution towards education provision; and
4. Affordable housing (3 units). Details of the mix and tenure to be agreed with Housing Strategy.

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
Planning Policy Statement 7 – Sustainable Development in Rural Areas
Regional Spatial Strategy including Milton Keynes – South Midlands Sub-Regional Strategy
Northamptonshire Structure Plan
  GS1: Scale of Development
  GS2: Assets and Resources
  GS4: Development Strategy
  GS5: Design
  GS6: Infrastructure, Facilities and Services
  H3: Housing in Villages
  H4: Restraint Villages and Housing
  H6: Density
  H7: Housing Types and Sizes
  T3: Transport Requirements
  T10: Parking for Housing

Wellingborough Local Plan
  G1: General Policy
  G4: Villages
  G22: Landscaping of Development Sites
  E4: Existing Employment Sites
  H1: Existing Residential Areas
  H5: Dwellings Types
  H8: Affordable Housing
  UH3: Phasing
  H12: Housing Layout and Design
  T9: The Highway Impact of New Development
  T10: Parking

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Health and Safety Executive – does not advise, on safety grounds, against the granting of planning permission in this case.
2. The Environment Agency – raised objection to the proposal on grounds that the applicant cannot confirm the proposed phasing of the development and confirm whether the development will be phased in accordance with the provision of the new/upgraded infrastructure as indicated in the Interim Findings Report and to be agreed with the water company.

3. Anglia Water – no objection subject to the imposition of a condition dealing with the disposal of foul and surface water.

4. Crime Prevention Officer at Northamptonshire Police – no adverse comments subject to the access being protected by a gate and the boundary treatments conforming to a minimum of 1.8m in height.

5. NCC Highways – no objections subject to the imposition of several conditions relating to visibility etc.

6. NCC Education – sought financial contribution towards education provision.

7. Northants NHS Primary Care Trust – sought financial contribution towards health care provision.

8. Borough Design and Conservation Officer – no objection subject to the imposition of conditions reserving details of facing materials and pier. Additional condition recommended concerning the reclamation and reuse of the old bricks.

9. Borough Environmental Health Officer – Phase 2 Environmental Risk Assessment required by condition.


12. Letters of support received from 2 local residents. Another representation, whilst not raising objections, expressed concerns about traffic and parking problems in the area. Five (5) letters of objection received – grounds of objection are:

   - Design of the development comprising 3-storey building not in keeping with the character and appearance of the surrounding area;
   - Insufficient parking provision leading to traffic problems and in turn leading to a reduction in road safety standards;
   - The village is already over-developed and over-populated; and
   - Loss/blockage of light.

ASSESSMENT:

Development Principle
The Structure and Local Plans both support residential development within the village boundaries and not in the open countryside. National guidance also supports residential development in rural areas. Policy E4 of the Local Plan allows the loss of industrial sites outside designated industrial estates to other uses in exceptional
circumstances. The application site is in derelict state and has remained vacant for a considerable period of time. This and the proximity of residential properties nearby indicate that the site is unlikely to attract suitable commercial occupiers that can operate on the site without constraints.

In the light of the foregoing, a residential development, which would bring part of the site back into productive use ought to be supported. The existing site is constrained and does not afford potential future occupiers any possibility of diversifying or expanding. A residential development, which would have less environmental impact is therefore acceptable and consistent with various policies in both the Structure and Local Plans and the national guidance in PPS 1 and PPS 3.

**Design and Layout**

At the pre-application stage, the proposal was presented as a development of 8 flats and 8 houses. This was rejected and as a consequence, the 8 terrace houses has been broken into 3 pairs of linked semi-detached dwellings. The design of the houses is similar to that of the existing dwellings on Eastfield Road and Irchester Road in terms of bulk, massing and fenestration. It is accepted that the 3-storey block of flats has a greater mass than the surrounding buildings. However, this is to be expected for buildings at the intersection of 2 roads. Such buildings ought to have a greater massing with street presence. The proposed block of flats has a similar mass to the existing factory building and its design and mass do not altogether do not significantly deviate from the character and appearance of the area.

**Effect on Amenities**

The proposed houses follow the orientation of the neighbouring dwellings in terms of their north-south orientation. In the circumstances, it is unlikely that there would mutual overlooking between the existing and the proposed dwellings. The proposed block of flats is sufficiently distanced from the dwellings on the opposite side of Eastfield for there to be any significant overlooking and loss of privacy. There is concern that the existing factory building could be reoccupied for industrial purposes, which would have an adverse impact on the amenities of the future residential occupiers of the proposed development. To prevent this from happening, it is recommended that a condition be imposed to ensure that the existing factory building be demolished prior to the commencement of the development. Such a condition would be satisfactory and would pass the tests in Circular 11/95. The applicant still has the freehold interest of the remainder of the site and in the circumstances, the condition would not be unreasonable.

**Traffic and Parking**

The proposal makes provision for 18 car parking spaces, which although falls short of the required standards for 1.5 spaces per dwelling, is acceptable nonetheless. It should be borne in mind that the site currently has industrial use and if it were to be reoccupied and operating at full capacity, the traffic situation would comparatively be worse than the proposed development of 14 dwellings.

**Affordable Housing**

The current proposal is for 14 dwellings, which is below the threshold to trigger an affordable housing requirement. However, the site forms part of a larger piece of land
that is capable of accommodating many more units over and above the threshold. The previous application concerning the entire site triggered an affordable housing requirement and in the circumstances, it would be logical for this proposal to dedicate a proportion as affordable units. Normally, 4 units, which equates to 27% provision would be required, but having regard to the financial commitments (such as decontamination) necessary to make the proposal viable, a provision of 3 units is acceptable in this instance.

Environment Agency’s Objection
The Environment Agency have not raised objection to the proposal on flooding grounds. Their objection is based solely on the failure of the applicant to provide the requisite information in relation to phasing of the development and the implications for infrastructure provision. Anglia Water have not raised any objection to the proposal and in the circumstances, there is no materially valid reason why consent should be withheld based on this ground alone.

**RECOMMENDATION:**
Grant planning permission subject to the imposition of the following conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the buildings, including fenestration, windows, doors, eaves, verges and the piers shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
3. Details of those parts of the site not covered by buildings including any parking, roads, footpath, hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
4. The proposed tree planting/landscape scheme shall be implemented during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting the Order), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out to the 6 dwellinghouses hereby approved without the prior written consent of the local planning authority.
6. The car parking spaces shown on the approved drawings shall be laid out and provided before the occupation of the dwellings and shall thereafter be kept free from obstruction and shall be retained for parking purposes for the occupiers of the development and their visitors.
7. The means of access from Eastfield Road shall be laid out as a shared private drive having a width of at least 4.5 metres over the first 10 metres from the
8. The vehicular crossing shall be constructed to a heavy duty standard, existing vehicular crossings closed up and highway surfaces suitably reinstated in accordance with the specification of Northamptonshire County Council.

9. Pedestrian to vehicle visibility of 2m by 2m above a height of 0.6m shall be provided and maintained on both sides of the point of access.

10. Prior to the commencement of the development, a validation report (to include test certificates to confirm the suitability of imported soil, confirmation of capping thickness and all tipping receipts) in respect of remediation proposals to remove contaminants from the site shall be submitted to the local planning authority for approval and the development shall be implemented in accordance with the approved measures, unless otherwise agreed in writing by the local planning authority.

11. Details of the foul and surface water drainage for the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and the drainage works shall be constructed in accordance with the approved plans.

12. A Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules of all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The Management Plan shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

13. Prior to the commencement of the development, the existing factory building and all other buildings within the blue boundary and fronting Irchester Road shall be demolished and any contamination removed to the satisfaction of the local planning authority.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory appearance for the development in the interest of visual amenity.
3. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
4. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
5. To afford the local planning authority the opportunity to control future developments on the site, having regard to the nature of the site and in the interests of safeguarding the amenities of neighbouring occupiers.
6. To ensure adequate off-street parking provision and in order to prevent additional parking in surrounding streets which, could be detrimental to amenity and prejudicial to safety.
7. In the interests of highway and pedestrian safety.
8. In the interests of highway and pedestrian safety.
9. In the interests of highway and pedestrian safety.
10. To protect future occupiers from the potential effect of contamination.
11. To ensure satisfactory drainage of the site.
12. In order to maintain and enhance the landscape quality and visual amenity of the area.

13. The existing building has an authorised use for General Industrial. Although vacant, if the use is resuscitated, this could give rise to conditions detrimental to the living conditions of the future occupiers of the proposed development.

INFORMATIVE/S:
1. The applicant is advised to discuss the proposed refuse storage arrangements with the appropriate officer of the Borough Council.

2. Pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the Regional Spatial Strategy and the applicable development plan policies and there are no other material planning considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:
   - Northamptonshire Structure Plan
     GS1: Scale of Development
     GS2: Assets and Resources
     GS4: Development Strategy
     GS5: Design
     GS6: Infrastructure, Facilities and Services
     H3: Housing in Villages
     H4: Restraint Villages and Housing
     H6: Density
     H7: Housing Types and Sizes
     T3: Transport Requirements
     T10: Parking for Housing
   - Wellingborough Local Plan
     G1: General Policy
     G4: Villages
     G22: Landscaping of Development Sites
     E4: Existing Employment Sites
     H1: Existing Residential Areas
     H5: Dwellings Types
     H8: Affordable Housing
     UH3: Phasing
     H12: Housing Layout and Design
     T9: The Highway Impact of New Development
     T10: Parking

3. The applicant is advised that this decision relates to the following drawings received on the date shown.

   Drawing numbers:          Date Received:
   Topographical survey (MS-2908)   31 October 2007
   07/010/002 & 003            11 January 2008
PLANNING COMMITTEE

The following applications dealt with under the terms of the Executive Director’s delegated powers.

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Decision</th>
<th>Applicant’s Name</th>
<th>Location of Proposal</th>
<th>Description of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>WP/2007/0753/F</td>
<td>APPROVED</td>
<td>Wollaston Motors Limited</td>
<td>340 Grendon Road, Earls Barton</td>
<td>Extension to existing industrial unit.</td>
</tr>
<tr>
<td>WP/2007/0785/F</td>
<td>AC</td>
<td>Mr D Inns</td>
<td>Land at rear 70 Broad Street, Earls Barton</td>
<td>2 no. two bedroom starter homes (revised application following the refusal of WP/2007/0577/F).</td>
</tr>
<tr>
<td>WP/2007/0786/F</td>
<td>AC</td>
<td>Mr R Dabrowski</td>
<td>127 Fulmar Lane, Wellingborough</td>
<td>Conversion of one dwelling into 2 no. flats and extensions.</td>
</tr>
<tr>
<td>WP/2007/0789/F</td>
<td>APPROVED</td>
<td>Mrs Silvana Sharpe</td>
<td>Oscars Sandwich Bar and Buffets, 2a Northampton Road, Wellingborough.</td>
<td>Retention of Planning Permission WP/2003/0453/F without compliance with conditions 3 and 5. Application to extend opening hours to include evenings, Sundays and Bank Holidays and sell a higher proportion of hot food.</td>
</tr>
<tr>
<td>WP/2007/0792/F</td>
<td>AC</td>
<td>TNT UK Limited</td>
<td>Unit 21 Faraday Court, Wellingborough</td>
<td>Conversion of existing warehouse and offices into a Vehicle Maintenance Unit consisting of workshop (with inspection pits etc) and offices.</td>
</tr>
<tr>
<td>Application No. Decision</td>
<td>Applicant's Name</td>
<td>Location of Proposal</td>
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<tr>
<td>WP/2007/0797/F REFUSED</td>
<td>Mr and Mrs D Gooderham</td>
<td>45 Third Avenue, Wellingborough. 2 storey extension to side and rear + conservatory (at rear).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2007/0798/F AC</td>
<td>Mrs Jean Halliday</td>
<td>11 Harrowick Lane, Earls Barton. Ground floor extension at gable end and extension to conservatory.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2007/0804/LB AC</td>
<td>Mr David Hutchinson</td>
<td>Manor Farm, Strixton. Alterations to listed building involving new slate roof, new windows and door openings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2007/0805/F AC</td>
<td>K + N Waite Construction Limited</td>
<td>Land at 46 Allens Hill, Bozeat. Construction of two single storey dwellings with all associated external works - minor amendments to the design of the two proposed dwellings as approved by Planning Permission WP/2007/0088/F.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2008/0002/F APPROVED</td>
<td>Mr and Mrs Saunders</td>
<td>33 The Headlands, Wellingborough. Proposed conservatory.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2008/0004/F AC</td>
<td>Mr and Mrs Peter Maurice Verden</td>
<td>51 Manor Road, Earls Barton. Build up existing porch to create first floor bathroom.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2008/0005/F AC</td>
<td>Mr and Mrs Busher</td>
<td>Cherry Tree Cottage, 1a Highfield Road, Mears Ashby. Proposed single storey infill and conversion of roof space over existing garage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2008/0006/F AC</td>
<td>Mr Chris Horn</td>
<td>18 Earls Barton Road, Mears Ashby. Two storey side extension. Roof space and ground floor modifications. Part of roof extended (north face).- Amended Plans.</td>
<td></td>
<td></td>
</tr>
<tr>
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<tr>
<td>WP/2008/0007/O</td>
<td>AC</td>
<td>Mr Andrew Bigley</td>
<td>Land adjacent 41 Debdale Road, Wellingborough.</td>
<td>Outline application for single detached dwelling within grounds of existing house. Re-submission following the withdrawal of WP/2007/0568/O.</td>
</tr>
<tr>
<td>WP/2008/0009/F</td>
<td>AC</td>
<td>Mr A Bigley</td>
<td>Rear of 17 Cambridge Street, Wellingborough.</td>
<td>Proposed residential development. 1 bedroomed detached dwelling to rear of existing building.</td>
</tr>
<tr>
<td>WP/2008/0011/F</td>
<td>AC</td>
<td>Mr Richard Pratt</td>
<td>6 Ecton Lane, Sywell.</td>
<td>Demolition of existing house and replace with a new two storey house and detached garage on the remaining half of the land.</td>
</tr>
<tr>
<td>WP/2008/0012/F</td>
<td>AC</td>
<td>PCC</td>
<td>St Andrews Church Hall, 20 Berrymoor Road, Wellingborough.</td>
<td>Single storey side extension. Internal alterations and refurbishment of hall.</td>
</tr>
<tr>
<td>WP/2008/0013/F</td>
<td>AC</td>
<td>Red House Service Station Limited</td>
<td>Red House Service Station, Kettering Road, Orlingbury.</td>
<td>Proposed installation of 2 underground 30,000 litre fuel storage tanks together with 2 no. new vent stacks.</td>
</tr>
<tr>
<td>WP/2008/0015/F</td>
<td>AC</td>
<td>Mr Abazi</td>
<td>22 Grange Road, Wellingborough.</td>
<td>Erection of a two storey side extension.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
<td>Applicant’s Name</td>
<td>Location of Proposal</td>
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<tr>
<td>WP/2008/0017/F</td>
<td>AC</td>
<td>Mr D Thompson</td>
<td>'The Priory', 1 Hickmire, Wollaston. New 'Green Screen' fencing to Hickmire/High Street/Cobbs Lane boundary.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0018/F</td>
<td>AC</td>
<td>Mr Malcolm Threadgold</td>
<td>17 Mile Street, Bozeat. Two storey side extension.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0019/AV</td>
<td>AC</td>
<td>CWS Retail Financial Services</td>
<td>Co-op Food Store, 10 Olympic Way, Wellingborough. 3 x internally illuminated fascia signs.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0022/F</td>
<td>APPROVED</td>
<td>Mr Colin Scott</td>
<td>11 Hardwater Road, Great Doddington. Formation of first floor dormer window in shower room to rear elevation.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0024/F</td>
<td>AC</td>
<td>Mr Alan Rainbow</td>
<td>30 Crabtree Close, Wellingborough. 2 storey extension to rear of property.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0027/F</td>
<td>APPROVED</td>
<td>Killby and Gayford Limited</td>
<td>Coral, 72b &amp; 73 Cannon Street, Wellingborough. Installation of an ATM cashpoint machine.</td>
<td></td>
</tr>
<tr>
<td>WP/2008/0032/F</td>
<td>AC</td>
<td>Mr P T Shacklady</td>
<td>16 Manor Road, Earls Barton. Redevelopment to replace existing structure with a wooden garage.</td>
<td></td>
</tr>
<tr>
<td>Application No. Decision</td>
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<tr>
<td>WP/2008/0036/F AC</td>
<td>Mr and Mrs Thomas</td>
<td>17 Eastfield Road, Wollaston. Construction of dormer on rear elevation. Re-submission following refusal of WP/2007/0668/F.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BACKGROUND PAPERS**

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

Borough Council of Wellingborough, Sustainable Communities, Croyland Abbey, Tithe Barn Road, Wellingborough.
### Application Decisions

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
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</tr>
</thead>
<tbody>
<tr>
<td>FP/2006/2803</td>
<td>Mrs R Sritharan 79 Horncastle Road Lee Green</td>
<td>Construction of 2 storey and single storey rear extension and single storey above store room and convert into 2 flats above shop and 1 flat at rear.</td>
</tr>
<tr>
<td>REJECTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FP/2007/2679</td>
<td>Mr and Mrs Meikle 33 Oakway Wellingborough Northants</td>
<td>Single storey rear extension and garage conversion.</td>
</tr>
<tr>
<td>APPROVED C</td>
<td></td>
<td></td>
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<tr>
<td>APPROVED C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REJECTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FP/2007/2968</td>
<td>Mr and Mrs P Meigh 19 North Street Mears Ashby Northamptonshire</td>
<td>Kitchen extension and alterations.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
<td>Description</td>
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<tr>
<td>----------------</td>
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</tbody>
</table>
| FP/2007/2970/   | Frutarom Limited  
Turnells Mill Lane  
Wellingborough  
Northants | Internal alterations to Turnells Mill Lane offices. |
| APPROVED       |                |             |
| FP/2008/0014/   | Mrs P Norton  
18 Harrowden Road  
Orlingbury  
Wellingborough | Double garage. |
| APPROVED       |                |             |
| FP/2008/0050/   | David Brayfield  
5 Redwood Close  
Irchester  
Northants | 2 storey extension – en-suite bedroom, study, extended kitchen, shower room, garage. |
| REJECTED       |                |             |
| FP/2008/0060/   | Mr H Singh  
Ridgeway  
Wellingborough | First floor extension. |
| APPROVED       |                |             |
| FP/2008/0103/   | Mr G Alderson  
75 Chatsworth Drive  
Wellingborough  
Northants | Proposed chimney. |
### Application Decisions

<table>
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<tr>
<th>Application No.</th>
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</thead>
</table>
| FP/2008/0116/   | Sohail Anjam  
11 Adelaide Square  
Bedford  
Beds | First floor extension. |
| PS/2008/0121/   | Red Rose Indian Restaurant  
1 & 1a George Street  
Kettering  
Northants | Removal of section of load bearing wall to ground floor restaurant, installation of new beam and making good. |
| BN/2008/0171/   | David Venn  
Prospect Avenue  
Irchester  
Wellingborough | Proposed extension of existing single storey extension. |
| BN/2008/0199/   | Mrs Mason  
23 The Glade  
Wellingborough  
Northants | Re-roofing works to the entrance porch garage, utility room and WC. |
| DI/2008/0204/   | Mr O'Connell  
9 Bengeworth Court  
Park Road  
Wellingborough | Convert bathroom into a shower. |
## PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED

### APPLICATIONS DEALT WITH

<table>
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<tr>
<th>Application No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>FP/2008/0206/</td>
<td>Mr L Gordon 5 The Drive Wellingborough Northants</td>
<td>Ground floor rear extension.</td>
</tr>
<tr>
<td></td>
<td>APPROVED C</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0207/</td>
<td>D R Thompson 26 Lower Street Great Doddington Wellingborough</td>
<td>Change windows.</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>DI/2008/0221/</td>
<td>Shawn Martin 4 Shirley Road Rushden Northants</td>
<td>Conversion of a bathroom into a level access shower room.</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0223/</td>
<td>M and Mrs Taylor 70 Woodlands Road Irchester Northants</td>
<td>Taking out load bearing wall (Approx 600mm) filling in window changing window. (By Fensa Company).</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>DI/2008/0233/</td>
<td>Wellingborough Homes Thompson Court 9F Silver Street Wellingborough</td>
<td>L/A Bathroom</td>
</tr>
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<td>ACCEPTED</td>
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</tbody>
</table>
PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED
APPLICATIONS DEALT WITH

APPLICATION DECISIONS BOROUGH OF WELLINGBOROUGH Date: 05/03/2008

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</thead>
<tbody>
<tr>
<td>DI/2008/0234/</td>
<td>Wellingborough Homes, Thompson Court, 9F Silver Street, Wellingborough</td>
<td>L/A Bathroom</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
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<tr>
<td>DI/2008/0235/</td>
<td>Wellingborough Homes, Thompson Court, 9F Silver Street, Wellingborough</td>
<td>L/A Bathroom</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>DI/2008/0236/</td>
<td>Mrs C Welch, 68 Arkwright Road, Irchester, Northants</td>
<td>Bathroom modification to house shower area.</td>
</tr>
<tr>
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<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0246/</td>
<td>Emmanuel King, 8 Beck Court, Wellingborough, Northants</td>
<td>Re-siting of down pipe and connect to sewer.</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0260/</td>
<td>James Hall, The Wickets, 1 Little Lane, Wollaston</td>
<td>Convert existing bathroom to bedroom, create en-suite in neighbouring bedroom, insert window to en-suite and doorways to both bedrooms.</td>
</tr>
<tr>
<td></td>
<td>ACCEPTED</td>
<td></td>
</tr>
</tbody>
</table>
# Planning Committee - Building Regulation Decisions Issued

**Applications Dealt With**

**Application Decisions**  
**Borough of Wellingborough**  
**Date: 05/03/2008**

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| DI/2008/0261/  | Mr Liddiard  
4 Thirlmere  
Wellingborough  
Northants     | Bathroom conversion to a level access shower room. |
|                | **ACCEPTED**                   |                                                  |
|                |                                |                                                  |
| FP/2008/0267/  | David Coxall  
11 Newton Road  
Little Irchester  
Northants       | DDA Alterations.                                |
|                | **APPROVED**                   |                                                  |
|                |                                |                                                  |
| BN/2008/0268/  | Mr Kistnan Palany  
22 Tennyson Road  
Wellingborough  
Northants       | Remove chimney breast in the living room.        |
|                | **ACCEPTED**                   |                                                  |
|                |                                |                                                  |
| BN/2008/0270/  | D Frost  
157 Rushton Road  
Desborough  
Northants       | Removal of internal load bearing wall.           |
|                | **ACCEPTED**                   |                                                  |
|                |                                |                                                  |
| BN/2008/0271/  | Mr W McKeown  
3 Northampton Road  
Orlingbury  
Northants       | Extension to garage (as per attached plan and site). |
|                | **ACCEPTED**                   |                                                  |
## PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED

### APPLICATIONS DEALT WITH

**APPLICATION DECISIONS**  
**BOROUGH OF WELLINGBOROUGH**  
**Date:** 05/03/2008

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<tbody>
<tr>
<td>FP/2008/0280/</td>
<td>Miss Lorna Thompson</td>
<td>Formation of 2no flats at 1st and 2nd floors, work to shop completed.</td>
</tr>
<tr>
<td></td>
<td>45 High Street</td>
<td></td>
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<td></td>
<td>Wellingborough</td>
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<td>Northants</td>
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<td>APPRROVED C</td>
<td></td>
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</tr>
<tr>
<td>FP/2008/0282/</td>
<td>Mrs D England</td>
<td>Two storey front extension and 1.5 storey side extension.</td>
</tr>
<tr>
<td></td>
<td>12 Gray Close</td>
<td></td>
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<td></td>
<td>Earls Barton</td>
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<td>Northants</td>
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<td>APPROVED</td>
<td></td>
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<tr>
<td>BN/2008/0287/</td>
<td>Hugh William Murphy</td>
<td>Removal of internal wall.</td>
</tr>
<tr>
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<td>2a Hatton Street</td>
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<td></td>
<td>Wellingborough</td>
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<td></td>
<td>Northants</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>FP/2008/0294/</td>
<td>Wollaston Motors Limited</td>
<td>Extension to existing industrial unit.</td>
</tr>
<tr>
<td></td>
<td>Bedford Road</td>
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<td></td>
<td>Northampton</td>
<td></td>
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<tr>
<td>APPROVED C</td>
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<tr>
<td>FP/2008/0295/</td>
<td>Ms M Thomas</td>
<td>Refurbishment of existing barn.</td>
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<td>89 High Street</td>
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<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
<td>Description</td>
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<tr>
<td>BN/2008/0296/</td>
<td>Shawn Martin</td>
<td>Removal of the ground rear chimney and wall, inserting RSJ, forming a new rear patio door opening and fitting a UPVC patio door.</td>
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<td>Old Stone Factory</td>
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<td></td>
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<tr>
<td>FP/2008/0304/</td>
<td>Bright House</td>
<td>Shop fit.</td>
</tr>
<tr>
<td></td>
<td>Chiltern House</td>
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<td>Marsack Street</td>
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<td>FP/2008/0305/</td>
<td>Mr Pat Higgins</td>
<td>Ground floor rear extension.</td>
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<tr>
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<td>2 Gilbey Close</td>
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<tr>
<td>DI/2008/0307/</td>
<td>Mrs Hefford</td>
<td>Door widening/alterations and ramp.</td>
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<tr>
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<td>22 Elizabeth Way</td>
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<td>DI/2008/0312/</td>
<td>Mrs Weaver</td>
<td>Disabled adaptations.</td>
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<td>103 Burns Road</td>
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### PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED

#### APPLICATIONS DEALT WITH

#### APPLICATION DECISIONS BOROUGH OF WELLINGBOROUGH

**Date:** 05/03/2008

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<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
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<tbody>
<tr>
<td>DI/2008/0313/</td>
<td>Mrs Horne 7 Victoria Close Earls Barton Wellingborough</td>
<td>Disabled adaptations.</td>
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<td>DI/2008/0314/</td>
<td>Mrs Davies 31 Swinburne Road Wellingborough Northants</td>
<td>Disabled adaptations.</td>
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<td>DI/2008/0315/</td>
<td>Mrs Salkqui 13 Church Street Isham Wellingborough</td>
<td>Disabled adaptations.</td>
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<td>DI/2008/0320/</td>
<td>Mr Freeman 49 Park Street Wollaston Northants</td>
<td>Level access bathroom adaption.</td>
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<tr>
<td>DI/2008/0321/</td>
<td>Mr Richards 3 Tinkers Crescent Mears Ashby Northants</td>
<td>Level access bathroom adaption.</td>
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</table>
## Application No. Name & Address Description

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<thead>
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<tbody>
<tr>
<td>BN/2008/0322/</td>
<td>Simon Smith 79 Senwick Road Wellingborough Northants</td>
<td>Two storey side extension and single storey ground floor extension.</td>
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<tr>
<td>BN/2008/0323/</td>
<td>Mr M G Skelton 31 Bedale Road Wellingborough Northants</td>
<td>Downstairs bathroom installation to rear of kitchen.</td>
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<tr>
<td>BN/2008/0324/</td>
<td>The Parish Council of Irchester 7 Campion Close Rushden Northants</td>
<td>Re-roofing of front flat roof to hall.</td>
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<tr>
<td>FP/2008/0327/</td>
<td>Mr S Patel 114 Melton Road North Wellingborough Northampton</td>
<td>Rear G F extension.</td>
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