

COUNCIL MEETING – 5th OCTOBER 2010

REPORT OF THE PLANNING COMMITTEE

14th July 2010

Present: Councillor Ward (Chairman), Councillor Griffiths (Vice-Chairman), Councillors P Bell, Dean, Maguire, Morrall, Patel, Timms and Waters.

M Kilpin (Development Control Team Leader), J Jhamat (Legal Services), A Stevenson (Design and Conservation Officer) and J Wilson (Corporate Director – Development).

1. APOLOGIES FOR ABSENCE

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

2. **RESOLVED** to note that in accordance with the Local Government Act 2000, the Code of Local Government Conduct and the Council's Constitution, the under-mentioned Councillor declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
P Bell	5	Planning Application WP/2010/0143(F)	Personal and prejudicial - member of the School Governors who had objected to the application
Timms	8	Planning Application WP/2009/431(FM)	Personal – member of Freemasonry.

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 9/6/2010, be confirmed and signed.

4. REPORT OF THE HEAD OF BUILT ENVIRONMENT

RESOLVED that the annexed circulated report of the Head of Built Environment, on the applications for planning permission, listed building consent and building regulation approval, be received.

5. PLANNING APPLICATION WP/2010/0143(FM) – DUKE OF YORK, 159 NORTHAMPTON ROAD, WELLINGBOROUGH

(Note: Councillor P Bell, having declared a personal and prejudicial interest in this application, left the meeting during the consideration and voting thereon but did return to the meeting to address it as a speaker.)

The annexed circulated report of the Head of Built Environment was received, including late correspondence from the Highway Authority, on planning application WP/2010/0143(FM), for the demolition of the existing public house

building and replacement with a residential care home at 159 Northampton Road, Wellingborough for Brampton Valley Wellingborough Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the conditions set out in the report. Reference was made to the late correspondence from the Highway Authority which stated that in view of the significant changes to the proposals and the lack of adequate supporting assessment, it was considered that the approval of the application, as submitted, could be unsafe and could not be supported on highway grounds.

The Site Viewing Group had visited the site on 13/7/2010, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 6 objectors; the applicant's planning consultant; the applicant's representative; and Councillor P Bell (Ward Councillor).

The Chairman allowed the objectors; the applicant's planning consultant and the applicant's representative to each speak for a maximum of 3 minutes and Councillor P Bell to speak for a maximum of 5 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Griffiths and seconded by Councillor Morrall that planning permission be refused on the grounds of overdevelopment; loss of amenity to existing residents; design not in keeping with the character and appearance of the surrounding area; and highway safety.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposed development by reasons of its scale and site coverage represents an over-development of the site, not in keeping with the character and appearance of the surrounding area and by reason of its siting would give rise to conditions prejudicial to the living conditions of the neighbouring occupiers in relation to overlooking and disturbance from vehicular movement. The proposal is therefore contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
2. The proposed car parking provision is insufficient and in the absence of a proper assessment of the site which provides a parking accumulation exercise to ensure that an adequate level of parking is provided and that no overspill onto vulnerable local roads occurs, and in the absence of a proper assessment to ascertain the cumulative impact of the individual site accesses, the proposed development would have an adverse impact on the local highway network, contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.

(Note: Councillor P Bell rejoined the meeting prior to the consideration of the next item.)

6. **PLANNING APPLICATION WP/2010/0171(RMM) – LAND TO THE REAR OF HOMESTEAD FARM, 1 CHURCH LANE, BOZEAT**

The annexed circulated report of the Head of Built Environment was received, including late correspondence from Northamptonshire Police, on planning application WP/2010/0171(RMM), for access, appearance, landscaping, layout and scale details for 14 houses on land to the rear of Homestead Farm, 1 Church lane, Bozeat for Mr T Line.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 13/7/2010, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the developer's representative.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Griffiths and seconded by Councillor Morrall that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be carried out in accordance with the amended plan number 7222/002B .
2. Before development commences, a landscape scheme shall be submitted to the local planning authority and approved in writing. 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.
3. Before development commences, details of the existing and proposed site levels and intended slab levels of the dwelling houses, together with

representative sections showing the proposed development in relation to the dwellings to the north of the application site, shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved details.

4. The first 5m of all private driveways and parking and turning areas in the rear of the prospectively adoptable highway shall be hard surfaced to the satisfaction of the local planning authority.
5. Before development commences, and in connection with condition number four, a scheme to prevent the surface water run-off from the parking and turning areas draining onto the prospective publically adoptable highway shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved details.
6. Before development commences, a scheme for screen fencing/walling shall be submitted to the local planning authority and approved in writing. The approved scheme shall be implemented to the satisfaction of the local planning authority before the dwellings are first occupied.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that Order with or without modification, no additional windows shall be inserted above ground floor level without the express planning permission of the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that Order with or without modification, no buildings shall be erected in the rear garden areas of the approved dwellings without the express planning permission of the local planning authority.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that Order with or without modification, the dwellings shall not be extended in any way without the express planning permission of the local planning authority.
10. Before development commences, representative samples of all external facing and roofing materials, including coursing, surface finish and pointing/mortar mix details, shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out using the approved materials.
11. Before development commences, full details of the following shall be submitted to the local planning authority and approved in writing:
 - rainwater goods;
 - herringbone stone pattern;
 - windows and doors.The development shall be carried out in accord with the approved details.
12. Before development commences, the elevational details for the garage for plots 1, 2 and 3 shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved details.
13. Before development commences, the front elevation details for plot no. 12 shall be submitted to the local planning authority and approved in

writing. The development shall be carried out in accord with the approved details.

Reasons:

1. To ensure that the development is carried out in accordance with the agreed amendments.
2. In the interest of visual amenity.
3. In the interests of visual amenity and protecting the amenity of nearby residential occupiers.
4. In the interests of highway safety.
5. In the interests of sustainable urban drainage.
6. In the interests of visual amenity and privacy.
7. In the interests of privacy.
8. In the interests of preventing overdevelopment of the site and in the interests of protecting the amenity of nearby residential occupiers.
9. In the interests of preventing overdevelopment of the site and in the interests of protecting the amenity of nearby residential occupiers.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. In the interests of visual amenity.
13. In the interests of visual amenity.

7. PLANNING APPLICATION WP/2010/0181(F) – 1 JUBILEE TERRACE, MIDDLE STREET, ISHAM

The annexed circulated report of the Head of Built Environment was received, including late correspondence from a third party, on planning application WP/2010/0181(F), for the refurbishment of the existing dwelling house and two storey extension at 1 Jubilee Terrace, Middle Street, Isham for Mr and Mrs G Maloney.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 13/7/2010, and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Griffiths and seconded by Councillor Morrall that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples and details of all external facing and roofing materials (including stone facing, doors, windows, eaves, verges, rainwater goods, coursing and pointing) shall be submitted to, and approved in writing by, the local planning authority before the development commences and the development shall be built in accordance with the approved samples and details.
3. Notwithstanding the approved plan, details of the site not covered by the extension including the parking space, hard and soft landscaping, surface and boundary treatments shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The works shall thereafter be carried out in accordance with the approved details.
4. Pedestrian to vehicle visibility of 2.4m x 2.4m must be provided and maintained on both sides of the point of access.
5. The parking space shall be hard paved to prevent loose material being carried onto the public highway.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. To secure a satisfactory appearance for the development in the interests of visual amenity and to preserve/enhance the appearance of the Conservation Area.
 3. To ensure a satisfactory treatment of the site in the interests of visual and neighbours' amenities.
 4. In the interests of pedestrian safety.
 5. In the interests of highway and pedestrian safety.
8. **PLANNING APPLICATION WP/2009/0431(FM) – PALMER COURT, HATTON AVENUE, WELLINGBOROUGH (Minute 5 – 10/3/2010)**

The annexed 2 circulated reports of the Head of Built Environment were received, including late correspondence from the applicant's architect, on planning application WP/2009/0431(FM), for the demolition of an existing bungalow and the construction of a new 3-storey building to provide 11 flats, as part of an existing scheme of sheltered housing for the elderly at Palmer Court, Hatton Avenue, Wellingborough for Mr B James, Masonic Housing Association.

Consideration of the application had been deferred at the meeting on 10/3/2010, to enable the officers to negotiate with the applicant to achieve a better design for the front elevation of the development.

The applicant, in a letter dated 27/5/2010, requested that the scheme be resubmitted for determination exactly as it was submitted previously but advised the Committee that after extensive discussions the design of the front elevation was the one that had been agreed with the Planning Officer and the Design and Conservation Officer.

Requests to address the meeting had been received from 2 objectors; 2 people who had concerns regarding the design; the applicant's architect; the applicant's representative; and Councillor Warwick (Ward Councillor).

The Chairman allowed the objectors; the 2 people who had concerns regarding the design; the applicant's architect and the applicant's representative to each speak for a maximum of 3 minutes and Councillor Warwick to speak for a maximum of 5 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Griffiths and seconded by Councillor Maguire that further consideration of the application be deferred again to enable the officers to negotiate with the applicant to achieve a better design for the front elevation of the development.

On being put to the vote, the motion was carried by 8 votes to 0 votes.

RESOLVED that further consideration of the application be deferred again to enable the officers to negotiate with the applicant to achieve a better design for the front elevation of the development.

9. **PLANNING APPLICATION WP/2010/0177(TX) – FACTORY, 36 BROAD STREET, EARLS BARTON (Minute 10 – 23/5/2007)**

The annexed circulated report of the Head of Built Environment was received, including late correspondence from the Highway Authority, on planning application WP/2010/0177(TX), for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation for WP/2007/0206(F), for the demolition of the existing building and construction of nine dwellings at 36 Broad Street, Earls Barton for Mr C Smith, Bridgewest Construction Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the condition set out in the report.

It was moved by Councillor Morrall and seconded by Councillor Griffiths that planning permission be granted subject to the condition set out in the report.

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

RESOLVED that planning permission be granted subject to the following condition:

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

Reason:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

10. **PLANNING APPLICATION WP/2010/0189(F) – 28 HOPE STREET, BOZEAT**

The annexed circulated report of the Head of Built Environment was received on planning application WP/2010/0189(F), for the enclosure of the existing front porch and erection of a part single, part 2-storey rear extension at 28 Hope Street, Bozeat for Ms V Phillipson.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Griffiths and seconded by Councillor Patel that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.

11. **PLANNING APPLICATION WP/2010/0190(F) – THE BOOT, 38 WEST STREET, EARLS BARTON (Minute 6 – 9/12/2009)**

The annexed circulated report of the Head of Built Environment was received on planning application WP/2010/0190(F), for the conversion of the public house to 2 dwellings and 2 additional dwellings within the curtilage at 38 West Street, Earls Barton for Mr M Prescott, Timeline Design and Build Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be refused for the reasons set out in the report.

Requests to address the meeting had been received from the applicant's architect and the applicant.

The Chairman allowed each person to speak for a maximum of 3 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Morrall and seconded by Councillor Griffiths that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposal is contrary to Policies 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy and the provisions of the Supplementary Planning Guidance 'Parking' because of the inadequate off road car parking provision and manoeuvring space which would result in a source of danger to highway safety.
 2. The proposal is contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy because the mass and siting of the building would result in an unacceptable loss of amenity for the nearby residential occupiers by way of loss of light, loss of privacy and overbearing impact.
12. **CONSERVATION AREA APPLICATION WP/2010/0191(CA) – THE BOOT, 38 WEST STREET, EARLS BARTON (Minute 7 – 9/12/2009)**

The annexed circulated report of the Head of Built Environment was received on conservation area application WP/2010/0191(CA), for the conversion of the public house to 2 dwellings and 2 additional dwellings within the curtilage at 38 West Street, Earls Barton for Mr M Prescott, Timeline Design and Build Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that conservation area consent be approved subject to the conditions set out in the report.

It was moved by Councillor Ward and seconded by Councillor Griffiths that further consideration of the application be deferred as it was considered inappropriate to make a decision at the present time.

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

RESOLVED that further consideration of the application be deferred as it was considered inappropriate to make a decision at the present time.

13. **PLANNING APPLICATION WP/2010/0192(RM) – 10 HILLSIDE ROAD, WELLINGBOROUGH (Minute 6 – 20/8/2008)**

The annexed circulated report of the Head of Built Environment was received, including late correspondence from third parties and the Highway Authority, on planning application WP/2010/0192(RM), for the demolition of the existing buildings and erection of new structure containing 6 self-contained flats with parking provision at 10 Hillside Road, Wellingborough for Mr S Bell, Firm Construction Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the condition set out in the report.

A request to address the meeting had been received from Councillor G Lawman (Ward Councillor).

The Chairman allowed Councillor G Lawman to speak for a maximum of 5 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Waters and seconded by Councillor Morrall that planning permission be granted subject to the condition set out in the report.

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

RESOLVED that planning permission be granted subject to the following condition:

1. 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 commences and the development shall be built in accordance with the approved samples.

Reason:

1. To secure a satisfactorily appearance for the development in the interest of visual amenity.

14. PLANNING APPLICATION WP/2010/0211(F) – 2 EARLS BARTON ROAD, MEARS ASHBY

RESOLVED to note that the planning application had been withdrawn.

15. PLANNING APPLICATION WP/2010/0217(F) – LAND ADJACENT TO 86 NORTHAMPTON ROAD, EARLS BARTON

The annexed circulated report of the Head of Built Environment was received, including late correspondence from the County Council, on planning application WP/2010/0217(F), for a new detached dwelling on land adjacent to 86 Northampton Road, Earls Barton for Mr and Mrs A Mason.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be refused for the reasons set out in the report.

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

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Morrall and seconded by Councillor Dean that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposed development is contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and Policy G4 (2) of the Borough of Wellingborough Local Plan because the mass and position of the intended building would have a detrimental impact on the character and appearance of the street scene.
2. The proposed development would result in an unacceptable loss of garden amenity space and would be detrimental to the visual amenity of the area and is, therefore, inconsistent with the provisions in PPS 3.

16. PLANNING APPLICATION WP/2010/0218(F) – GRASS VERGE OF HARDWICK ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Built Environment was received, including late correspondence from the County Council, on planning application WP/2010/0218(F), for a 22 metre high telecommunications street

pole and 2 equipment cabinets within the grass verge of Hardwick Road, Wellingborough for Vodafone Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Built Environment recommended that planning permission be granted subject to the conditions set out in the report.

A request to address the meeting had been received from Councillor L Lawman (Ward Councillor).

The Chairman allowed Councillor L Lawman to speak for a maximum of 5 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Dean and seconded by Councillor Griffiths that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Prior to the commencement of development, a method statement detailing measures and working practices to ensure the existing tree and nearby watercourse are safeguarded is to be submitted to, and approved in writing by, the local planning authority.
3. Prior to the commencement of development, the colours of the mast and cabinets shall be submitted to, and approved in writing by, the local planning authority.
4. Within 3 months of the mast's operation the existing mast and associated cabinets enjoying deemed consent under WP/2009/0062/TC and located adjacent to 19 Bush Close, Wellingborough shall be removed and the grassed area reinstated to the satisfaction of the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of the adjacent tree and watercourse.
3. In the interests of visual amenity.
4. In the interests of visual amenity.

17. COUNTY COUNCIL APPLICATION

1. WP/2010/0252(C)

The annexed circulated report of the Head of Built Environment was received, including late correspondence from the Council's Environmental Protection, on planning application WP/2010/0252(C), for a variation of Condition 13 of planning permission 07/00002/WAS to allow 2 further years to complete land levelling and restoration of site at Sywell Aerodrome, Belman Gate, Holcot Lane, Sywell for Sywell Aerodrome Limited.

The Head of Built Environment recommended that no objection be raised to the application provided that the conditions were rigorously monitored.

It was moved by Councillor Ward and seconded by Councillor P Bell that no objection be raised to the application provided that the conditions were rigorously monitored.

On being put to the vote, the motion was carried.

RESOLVED that the County Council be advised that no objection was raised to the application provided that the conditions were rigorously monitored.

18. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/2007/0807(OB)

The annexed circulated report of the Head of Built Environment was received on planning application WP/2007/0807(OB), for offices (Class B1) at Site 8 (Area 2), Kettering Business Park, Rockingham Road, Kettering for Mr S Smith, Buccleuch Property (Kettering) Limited.

RESOLVED to note that Kettering Borough Council had granted planning permission on 28/4/2010, subject to the conditions set out in the report.

2. WP/2007/0808(OB)

The annexed circulated report of the Head of Built Environment was received on planning application WP/2007/0808(OB), for 929 sqm of offices (Class B1), 929 sqm of restaurant use (Class A3), 929 sqm of retail use (Class A1) and a 120 bed hotel of 4632 sqm (Class C1) at Site 9 (Area C), Kettering Business Park, Rockingham Road, Kettering for Mr S Smith, Buccleuch Property (Kettering) Limited.

RESOLVED to note that Kettering Borough Council had granted planning permission on 28/4/2010, subject to the conditions set out in the report.

19. APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT AND BUILDING REGULATIONS APPROVAL

RESOLVED that the decisions on applications for planning permission, listed building consent and building regulation approval determined by the Head of

Built Environment in accordance with delegated powers and set out in the report of the Head of Built Environment, (Minute 4), be noted.

20. **PLANNING APPEAL DECISION**

RESOLVED to note the annexed circulated:

- (i) decision letter dated 10/6/2010, in respect of an appeal against the refusal of planning permission for the construction of a new vehicular access off London Road, Wellingborough including alterations to the existing highway, alterations to the layout and resurfacing of the existing car park and provision of replacement tennis courts at Wellingborough School which was allowed subject to conditions
- (ii) decision letter dated 10/6/2010, in respect of an application for costs against the Council in respect of the appeal at (i) above which was allowed in the terms set out in the Formal Decision and Costs Order.

The meeting concluded at 9.15pm.

Chairman