

COUNCIL MEETING – 22 JULY 2014

REPORT OF THE PLANNING COMMITTEE

30 April 2014

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, L Lawman, Morrall, Scarborough, Timms and Waters.

Miss J Thomas (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Mr A Stevenson (Conservation Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor G Lawman attended the meeting as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Beirne, Dholakia and Maguire.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Council's Code of Conduct and rules of procedure, the under-mentioned Councillor declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
L Lawman	12	WP/2014/0085	Other – aware of acquaintances' objections and comments/visit football matches

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 26/03/2014, be confirmed and signed.

4. REPORT OF THE HEAD OF PLANNING AND LOCAL DEVELOPMENT

RESOLVED that the annexed circulated report of the Head of Planning and Local Development, on the applications for planning permission, listed building consent, building regulation approvals and appeals information, be received.

5. PLANNING APPLICATION WP/2014/0059 – 3 SOUTH STREET, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0059, to erect a new detached dwelling at 3 South Street, Isham for Mr J Coles.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

This application was deferred at the Planning Committee meeting held on 26/03/2014 to enable a site viewing visit to take place.

The Site Viewing Group visited the site on 29/04/2014 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 2 objectors and the applicant.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then 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 proposed by Councillor Griffiths and seconded by Councillor Timms that planning permission be granted subject to the conditions set out in the report.

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

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.

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

2. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The approved details shall be subsequently implemented prior to the commencement of development unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework Paragraph 141.

3. Prior to the commencement of development an Environmental Risk Assessment to identify any contamination on the site shall be submitted to and approved in writing by the local planning authority. If the Environmental Risk assessment identifies any contamination, it shall

contain measures for its remediation and the site shall be remediated in accordance with the agreed scheme prior to first occupation unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that risks from contamination to the future users of the site and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risk.

4. Representative samples/details of all external metal rainwater goods, windows, doors, garage doors, stone work coursing and pointing and permeable paving shall be submitted to and approved in writing by the local planning authority before the development is commenced. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving and enhancing the visual amenity of the conservation area.

5. A scheme for screen fencing/walling shall be agreed with the local planning authority before the start of construction. The agreed scheme shall be implemented to the satisfaction of the local planning authority before the houses are occupied.

Reason: In the interests of amenity and privacy.

6. The development shall be carried out in accordance with the amended plans (Reference numbers: ROC6401A, ROC6402A, and ROC6403A) deposited with the local planning authority on 19th February 2014.

Reason: To ensure that the development is carried out in accordance with the agreed amendments.

7. The shared private vehicular access must be laid out to a width of no less than 4.5 m.

Reason: In the interests of highway safety.

8. Pedestrian to vehicle visibility of 2.4 m x 2.4 m (2.0 m x 2.0 m where adequate turning facilities are provided within the site) above a height of 0.6 m must be provided and maintained on both sides of the point of access to the site.

Reason: In the interests of highway safety and to control the position of vehicles entering and leaving the site.

9. The vehicular crossing into the site must be suitably widened and highway surfaces refurbished in accordance with the specification of the Local Highway Authority and subject to a licence/agreement under the Highways Act 1980.

Reason: In the interests of highway safety.

10. Vehicle to vehicle visibility of 2m x 25m shall be permanently provided and maintained in both directions at the point access.

Reason: In the interests of highway safety.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no extensions, garages, sheds or other buildings shall be erected without express planning permission from the local planning authority, other than those expressly authorised by this permission.

Reason: To protect residential amenities.

6. PLANNING APPLICATION WP/2013/0674 – IRTHLINGBOROUGH GRANGE, IRTHLINGBOROUGH ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0674, for an outline planning application for a residential development of up to 40 dwellings with all matters reserved. Means of access to be achieved via new roads constructed within the 'Stanton Cross' development at Irthlingborough Grange, Irthlingborough Road, Wellingborough for Mr D Laight.

In the report the Head of Planning and Local Development recommended that planning permission be granted subject to a Section 106 Agreement and the conditions set out in the report.

The Principal Planning and Building Control Officer reported that, since the report had been written, Bovis Homes Limited had agreed that Irthlingborough Grange would be retained for residential use and would not be demolished. Bovis suggested that this could be addressed by way of a condition. They also confirmed that the number of units noted in the description of the proposal be omitted.

The Site Viewing Group visited the site on 29/04/2014 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from Councillor Bailey who reported on the historical background of Irthlingborough Grange and asked that the Conservation Officer put forward a case for listing to English Heritage, for the retention of Irthlingborough Grange.

The Chairman allowed the Councillor to address the meeting for a maximum of 5 minutes. The committee was then given the opportunity to ask questions of clarification.

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

The majority of members wanted to see the retention of Irthlingborough Grange, a reduction in the number of dwellings on the site and for the

Conservation Officer to approach English Heritage concerning the possibility of listing Irthlingborough Grange.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that planning permission be granted subject to a Section 106 Agreement and delegation be given to officers to amend the conditions concerning the retention of Irthlingborough Grange and to the reduction in the number of dwellings on the site.

On being put to the vote, the motion was carried by 7 votes and 1 abstention.

RESOLVED that planning permission be granted subject to a Section 106 Agreement and to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of three years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Before any development is commenced, detailed plans, drawings and particulars of the layout, scale, external appearance and the means of access thereto, together with landscaping and screen walls/fences shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

Reason: To secure satisfactory planned development.

3. No development shall commence until a foul water strategy and floodwater assessment has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the local planning authority.

Reason: To ensure satisfactory drainage and flood alleviation.

4. No development shall take place until planning permission has been granted for the streets included in this application from the Area 16 development.

Reason: To ensure satisfactory access arrangements.

5. The Grange building shall be retained in the detailed scheme.

Reason: In accordance with WEAST Masterplan Guidance.

7. PLANNING APPLICATION WP/2014/0029 – 38A BRITISH RAIL SPORTS AND SOCIAL CLUB, BROAD GREEN, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0029, for the demolition of the existing building and other structures, construction of a proposed new residential scheme, comprising 30 care facility flats (accessible from Gold Street/Broad Green), erection of a free-standing office (Class B1) use together with parking provision and landscaping. Amended Drawings and Additional information. Additional information – changes to the layout of the development including the creation of a cycle path to Outlaw Lane; and setting back the building from the boundaries at 38a British Rail Sports and Social Club, Broad Green, Wellingborough for Mr J Harmon.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

This application had been deferred at the Planning Committee meeting on 26/03/2014 for outstanding issues to be resolved.

Requests to address the meeting had been received from two local residents and the architect.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then 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 proposed by Councillor Bell and seconded by Councillor Scarborough that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried by 7 votes and 1 abstention.

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

1. The development shall be begun no later than 3 years beginning with the date of this permission.

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

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 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.

Reason: To ensure a satisfactory appearance for the development in the interest of visual amenity.

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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

5. No development shall commence until measures for the protection of the retained trees in accordance with BS5837 have been implemented. These measures shall remain in place until the completion of the development. No vehicles, plant or materials shall be driven or placed within the areas providing tree protection.

Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the area.

6. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework paragraph 141.

7. Prior to the commencement of development an Environmental Risk Assessment to identify any contamination on the site shall be submitted to and approved in writing by the local planning authority. If the Environmental Risk assessment identifies any contamination, it shall contain measures for its remediation and the site shall be remediated in accordance with the agreed scheme prior to first occupation.

Reason: To protect future occupiers from the potential effect of contamination.

8. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the local planning authority. The building shall not be occupied until the works have been carried out in accordance with the approved scheme.

In order to satisfy the above condition, an adequate scheme would need to be submitted demonstrating that there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water within the proposed phasing of development.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

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

Reason: 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.

8. PLANNING APPLICATION WP/2014/0030 – 38A BRITISH RAIL SPORTS AND SOCIAL CLUB, BROAD GREEN, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0030, for the demolition of existing building and other structures, construction of proposed new residential scheme, comprising 48 affordable and retirement apartments of 1 and 2 bedroomed flats (accessible from Knights Court) with parking provision and landscaping. Additional information – changes to the layout of the development including the creation of a cycle path to Outlaw Lane; and setting back the building from the boundaries at 38a British Rail Sports and Social Club, Broad Green, Wellingborough for Mr J Harmon.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the completion of a suitably worded Section 106 Agreement or Unilateral Undertaking and the conditions set out in the report.

This application had been deferred at the Planning Committee meeting on 26/03/2014 for outstanding issues to be resolved.

Requests to address the meeting had been received from a local resident and the architect. The local resident decided not to speak as his points had been covered when he spoke concerning the previous planning application.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 proposed by Councillor Bell and seconded by Councillor Scarborough that planning permission be granted subject to the completion of a suitably worded Section 106 Agreement or Unilateral Undertaking and to the conditions set out in the report.

On being put to the vote, the motion was carried by 7 votes and 1 abstention.

RESOLVED that planning permission be granted subject to the completion of a suitably worded Section 106 Agreement or Unilateral Undertaking and to the following conditions:

1. The development shall be begun no later than 3 years beginning with the date of this permission.

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

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 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.

Reason: To ensure a satisfactory appearance for the development in the interest of visual amenity.

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.

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

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.

2Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

5. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework paragraph 141.

6. Prior to the commencement of development an Environmental Risk Assessment to identify any contamination on the site shall be submitted to and approved in writing by the local planning authority. If the Environmental Risk assessment identifies any contamination, it shall contain measures for its remediation and the site shall be remediated in accordance with the agreed scheme prior to first occupation.

Reason: To protect future occupiers from the potential effect of contamination.

7. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the local planning authority. The building shall not be occupied until the works have been carried out in accordance with the approved scheme. In order to satisfy the above condition, an adequate scheme would need to be submitted demonstrating that there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water within the proposed phasing of development.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

8. 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.

Reason: 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.

9. PLANNING APPLICATION WP/2014/0068 – 56 MAIN ROAD, GRENDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0068, for the erection of a rear extension and internal alterations. Replacement windows (later date). Front porch. Shed, store and greenhouse at 56 Main Road, Grendon for Mr J Weekley.

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

The Head of Planning and Local Development 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 the agent.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 proposed by Councillor Bell and seconded by Councillor Waters that planning permission be granted subject to the condition set out in the report.

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

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

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

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

10. PLANNING APPLICATION WP/2014/0069 – 56 MAIN ROAD, GRENDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0069, for the erection of a rear extension and internal alterations. Replacement windows (later date). Front porch. Shed, store and greenhouse (application for Listed Building Consent) at 56 Main Road, Grendon for Mr J Weekley.

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

The Head of Planning and Local Development recommended that Listed Building Consent be granted subject to the conditions set out in the report.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that Listed Building Consent be granted subject to the conditions set out in the report.

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

RESOLVED that Listed Building Consent 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 consent.

Reason: In order to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Full details of the following items shall be submitted for the written approval of the local planning authority prior to the commencement of development:

- (i) facing and roofing materials;
- (ii) windows and doors, including details of work to existing windows;
- (iii) eaves and verges;
- (iv) rainwater goods;
- (v) roof-lights;
- (vi) pergola;
- (vii) vehicular hard-standing/access.

Reason: In the interests of visual amenity and to protect the character of the listed building and designated conservation area.

11. PLANNING APPLICATION WP/2014/0082 – FIRST FLOOR, 39B CAMBRIDGE STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2014/0082, for a change of use from office to church and ancillary offices at First Floor, 39b Cambridge Street, Wellingborough for Pastor Paul Hamilton-Testrote.

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

The Head of Planning and Local Development recommended that a change of use be granted subject to the condition set out in the report.

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

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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.

A suggestion was made that delegation be given to officers to include a noise condition in relation to the evening closing time of the church and ancillary offices.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that a change of use be granted subject to the condition set out in the report and to an additional condition relating to noise.

On being put to the vote, the motion was carried by 5 votes for the application and 3 votes against.

RESOLVED that a change of use be granted subject to the following condition:

1. The development shall be carried out in accord with the following plans: 39b Cambridge Street(over AV-Land) - Current Layout, 39b Cambridge Street (over AV-Land) - Proposed Layout.

Reason: To define the permission.

2. The hereby approved development shall not be operational outside the hours of 9:00 - 22:00 on any day.

Reason: In the interests of amenity.

12. PLANNING APPLICATION WP/2014/0085 – COUNTY BUILDINGS/KNAPP TOOLMAKING LIMITED, 45-51 LONDON ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0085, for a development of three buildings to provide 2,086sqm GIA foodstore (Class A1); 394 sqm (GIA) restaurant unit (Class A3/A5) (Full Detailed Application); and a flexible retailing unit of up to 820 sqm (GIA) (Class A1, A2, A3 and A4 and/or A5) (Outline Proposal), new car parking, landscaping and associated servicing and means of access – amended plans received 14/03/2014 for County Buildings/Knapp Toolmaking Limited, 45-51 London Road, Wellingborough for Mr G Morris.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

In light of the comments made by Northamptonshire Fire and Rescue, a request was made that the buildings have sprinkler systems installed.

It was proposed by Councillor Bell and seconded by Councillor Griffiths that planning permission be granted subject to the conditions set out in the report and for sprinkler systems to be installed.

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

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

1. The development for the foodstore (Class A1) and drive-through restaurant (Classes A3/A5) shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be carried out in accordance with the approved plans, unless otherwise agreed in writing with the local planning authority, (Drawing numbers PO30, PO40, PO41) deposited with the local planning authority on the 20th February 2014 and amended plans (drawing numbers PO23 rev C, PO24 rev C, A007 rev A, A008 Rev H, A010 Rev H, A009 Rev H rev.)

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

3. Application for approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") reserved matters for the flexible mixed use unit(s) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of three years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

4. Notwithstanding any materials specified in the application form and/or drawings particulars and samples of the materials to be used on all external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority before commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactory appearance of the development in the interest of visual amenity.

5. Details of those parts of the site not covered by buildings including parking, roads, footpaths, hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before commencement of the development.

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

Reason: To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

6. The proposed tree planting/landscaping 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 replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years from implementation.

Reason: To ensure the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.

7. Before development commences details of measures to prevent a net loss of biodiversity on the site shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details.

Reason: In the interests of ensuring there is not a net loss of biodiversity on the site.

8. Prior to commencement of development, a scheme detailing the security standards to be incorporated with the development shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of security and quality life of future occupants of the development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Prior to the occupation of the units hereby approved and unless otherwise agreed in writing with the local planning authority sprinkler systems should be installed within the units. All sprinkler systems should be designed, installed, commissioned and certified by a competent person.

Reason: In the interest of fire safety.

10. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the local planning authority (LPA). Such scheme shall be implemented before the construction of impermeable surfaces draining to this system unless otherwise agreed in writing by the LPA.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

11. All surface water from parking and manoeuvring area shall be passed through a petrol interceptor prior to disposal to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturers guidelines.

Reason: To prevent pollution to the water environment.

13. COUNTY COUNCIL APPLICATION

1. WP/2014/0037

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2014/0037, for the external refurbishment to the existing science block, including re-cladding, a new step and ramped access, air conditioning unit, maintenance store and the demolition of a bio-chemical store at Wollaston School, 100 Irchester Road, Wollaston for Mr P Cartmell (Wollaston School).

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

RESOLVED to note that this application was approved by Northamptonshire County Council on 04/03/2014, subject to the following condition:

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

14. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the Head of Planning and Local Development in accordance with delegated powers and appeal information as set out in the report of the Head of Planning and Local Development and received appeals, (Minute 4), be noted.

15. PLANNING APPEAL DECISIONS

RESOLVED to note the annexed circulated decision letters dated:

- (i) 25/02/2014 in respect of an appeal against the refusal for 3 dwellinghouses and associated access off Mackworth Drive, Finedon, which was allowed.
- (ii) 08/04/2014 in respect of a single storey building comprising 2 A1 units with associated access, landscape and car parking at the former Gold Street Medical Centre, 106 Gold Street, Wellingborough, which was allowed.

PLANNING APPEAL COSTS AWARD

- (i) relating to a site visit made by the Planning Inspector on 13/01/2014, in respect of a change of use from estate agents (Use Class A2) to a hot food takeaway (Use Class A5) with minor external alterations comprising external plant to the rear at 43-45 Midland Road, Wellingborough, with costs awarded against the Council.

Chairman

The meeting concluded at 8:50 pm.

COUNCIL MEETING – 22 JULY 2014

REPORT OF THE PLANNING COMMITTEE

4 June 2014

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, Henley, Hollyman, L Lawman, Maguire, Morrall, Scarborough, Timms and Waters.

Miss J Thomas (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Mr A Chapman (Development Management Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillors Dholakia and G Lawman attended the meeting as speakers and Councillor Bass as an observer).

At the start of the meeting the Chairman welcomed the two new members of the Planning Committee, Councillors Henley and Hollyman.

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Council's Code of Conduct and rules of procedure, the under-mentioned Councillors declared an interest in the following items:

Councillor	Minute No	Item	Description of Interest
Bell	17	WP/14/00148/FUL	Other – lobbied by Councillors
	18 & 19	WP/14/00153/FUL & WP/14/00154/FUL	Other – Budget Statement on assets
Griffiths	20(2)	WP/14/00301/CRA	Other – knows Head Teacher
Henley	20(2)	WP/14/00301/CRA	Other – former Governor of the School
Maguire	17	WP/14/00148/FUL	Other – Member on forthcoming Licensing Committee to be held on 09/06/2014

L Lawman	17	WP/14/00148/FUL	Other – County Councillor G Lawman speaking at the meeting
Morrall	17	WP/14/00148/FUL	Other – Sitting on forthcoming Licensing Committee to be held on 09/06/2014
Scarborough	16	WP/14/00117/FUL	Other – wife rides at the stables

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 30/04/2014, be confirmed and signed.

4. REPORT OF THE HEAD OF PLANNING AND LOCAL DEVELOPMENT

RESOLVED that the annexed circulated report of the Head of Planning and Local Development, on the applications for planning permission, listed building consent, building regulation approvals and appeals information, be received.

5. PLANNING APPLICATION WP/2014/0044 – 5 STANTON CLOSE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2014/0044, for the construction of two units A & B, 654m² and 323m² respectively for B1 use - amended plans received 14/03/2014 – further amended plans and additional information received 02/05/2014 for 5 Stanton Close, Wellingborough for Mr S Patel.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 03/06/2014 and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 proposed by Councillor Griffiths and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report.

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

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.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be carried out in accordance with the amended plans (30014/PL/0001 rev A, 002 rev A, 003 rev A, 004 rev A, 005 rev A, 006 rev A, 007 rev A) deposited with the authority on 14/03/2014 and the amended plans (and 30014/PL/008 rev B) deposited with the local planning authority on the 2nd May 2014.

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

3. Notwithstanding any materials specified in the application form and/or drawings particulars and samples of the materials to be used on all external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority before commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactory appearance of the development in the interest of visual amenity.

4. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing for the provision of mains foul sewage infrastructure on and off site has been submitted and approved in writing by the local planning authority. No building shall be occupied until the works have been carried out in accordance with the above scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

6. PLANNING APPLICATION WP/14/00188/FUL – 1, 3, 5, 7 ISHAM ROAD, ORLINGBURY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00188/FUL, for the erection of 2 no. two storey side extensions, 1 no. two storey rear extension, 2 no. single storey rear extensions. Internal modifications. Free standing garage – amended plans at 1, 3, 5 and 7 Isham Road, Orlingbury for Mr and Mrs P Simpson.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 03/06/2014 and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 proposed by Councillor Griffiths and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report and also to the erection of a suitable perimeter fence to the rear of the dwelling.

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

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.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be carried out in accordance with the amended plans (Drawing numbers H358/P/1 Rev A, H358/P/6 Rev A, H358/P/7 Rev A, H358/P/8/Rev A, H358/P/9 Rev A, H358/P/10 Rev A, H358/P/11 Rev A) deposited with the local planning authority on the 30th April 2014.

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

3. Notwithstanding any materials specified in the application form and/or drawings particulars and samples of the materials to be used on all external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority before commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactory appearance of the development in the interest of visual amenity.

4. Before the development hereby permitted is commenced, measures to prevent surface water from the drive flowing onto the highway shall be approved by the local planning authority and implemented as approved.

Reason: In the interests of public and highway safety.

5. The access driveway shall be paved with hard surfaced paving for a distance of at least 5m from the edge of the highway before the access is brought into use.

Reason: To prevent loose material being deposited on the highway.

6. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access/footway level.

Reason: In the interest of highway safety.

7. Before the development hereby permitted is commenced full details of the position, height, type, colour and appearance of the walls and fences to be erected along the boundaries shall be submitted to and approved in writing by the local planning authority and carried out as approved. All the walls and fences shall be erected before the extensions are first occupied and maintained in perpetuity.

Reason: In the interests of visual amenity of the area and to safeguard the privacy of adjoining properties.

7. PLANNING APPLICATION WP/14/00218/FUL – NORTHFIELD LODGE, 62 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00218/FUL, for the installation of 1040 solar panels and associated cabling and mounting systems to provide a 250kw solar pv array at Northfield Lodge, 62 Orlingbury Road, Isham for Mr A Dicks.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report. The Site Viewing Group visited the site on 03/06/2014 and a record of the visit was set out in the circulated notes.

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

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 proposed by Councillor Griffiths and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun no later than 3 years beginning with the date of this permission.

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

2. The route leading to the approved development shall be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times and there shall be no interference or damage to the surface of the right of way as a result of construction. Any damage to the surface of the path shall be made good by the applicant to the specification of the Local Highway Authority.

Reason: In the interest of safety.

3. The development shall be carried out in accordance with approved plan numbered: KA15462/01 received on 31 March 2014.

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

8. PLANNING APPLICATION WP/14/00224/FUL – 18 HOOKHAMS PATH, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00224/FUL, for an annex to the rear of 18 Hookhams Path, Wollaston for Mr M Susans.

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

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

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

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

RESOLVED that planning permission be refused as the proposal is considered to be in conflict with Policy 13 (d, h, l and n) of the North Northamptonshire Core Spatial Strategy and Policy G4 (2) of the Borough Council of Wellingborough Local Plan and inconsistent with the National Planning Policy Framework for the following reasons:

1. The proposed development by reason of its position, massing, layout, appearance and scale would detrimentally harm the character and appearance of the area and would not respect and enhance the character of its surroundings. The proposed development is therefore considered to be in conflict with Policy 13 (h) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy and Policy G4 (2) of the Borough Council of Wellingborough Local Plan.
2. The proposed development by reason of its position, massing, layout, appearance and scale would detrimentally harm the living conditions of the occupiers of the neighbouring properties by reason of loss of light, visual outlook being impaired by an oppressive and overbearing structure. The proposed development is therefore considered to be in conflict with Policy 13 (l) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.
3. The proposed access and parking arrangement is unsatisfactory and is likely to lead to conditions prejudicial to the safety of pedestrians and other road users and would not provide satisfactory parking, servicing and manoeuvring measures. The proposed development is therefore considered to be in conflict with Policy 13 (d and n) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

9. PLANNING APPLICATION WP/2013/0468 – CAR PARK ADJACENT TO 107 NEWCOMEN ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0468, for an outline application with all matters reserved for a residential development. Re-submission following withdrawn application WP/2013/0096/O. Amended design and Access Statement. Revised information at the car park adjacent to 107 Newcomen Road, Wellingborough for the Borough Council of Wellingborough (Property and Facilities Department).

The Chairman informed the members that this application had been withdrawn.

RESOLVED to note that the application had been withdrawn.

10. PLANNING APPLICATION WP/2013/0469 – CAR PARK ADJACENT TO 100 WINSTANLEY ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0469, for an outline application with all matters reserved for a residential development. Re-submission following withdrawn application WP/2013/0097/O. Amended Design and Access Statement. Revised information at the car park adjacent to 100 Winstanley Road, Wellingborough for the Borough Council of Wellingborough (Property and Facilities Department).

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

The Head of Planning and Local Development recommended that planning permission be approved subject to the conditions set out in the report.

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

Councillor Bell asked that the application be deferred for further consultation.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that the planning application be deferred for further consultation of the scheme.

On being put to the vote, the motion was unanimously agreed to defer the application.

RESOLVED that the planning application be deferred for further consultation.

11. PLANNING APPLICATION WP/2013/0470 – CAR PARK ADJACENT TO 130 WINSTANLEY ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0470, for an outline application with all matters reserved for residential development. Re-submission following withdrawn application WP/2013/0098/O. Amended

Design and Access Statement. Revised information at the car park adjacent to 130 Winstanley Road, Wellingborough for the Borough Council of Wellingborough (Property and Facilities Department).

The Head of Planning and Local Development recommended that planning permission be approved subject to the conditions set out in the report.

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

Councillor Bell asked that the application be deferred for further consultation.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that the planning application be deferred for further consultation of the scheme.

On being put to the vote, the motion was unanimously agreed to defer the application.

RESOLVED that the planning application be deferred for further consultation.

12. PLANNING APPLICATION WP/2014/0054 – GARAGE BLOCK AT 22 PARK STREET, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0054, for the demolition of a garage block and the construction of a single bedroom dwelling with integral garage. New access to 22 Park Street, Earls Barton. Amended Plans at 22 Park Street, Earls Barton for Mr W Henson.

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

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

Councillor Morrall asked if this application could be deferred for a site viewing visit to be arranged.

It was proposed by Councillor Morrall and seconded by Councillor Griffiths that the planning application be deferred to enable a site viewing visit to be arranged.

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

RESOLVED that the planning application be deferred to enable a site viewing visit to be arranged.

13. PLANNING APPLICATION WP/2014/0060 – 60 ALLEN ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0060, for a double storey rear extension and single storey front porch at 60 Allen Road, Finedon for Mrs R Brahaj.

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

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

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

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

RESOLVED that planning permission be refused as the proposed two storey and single storey rear extension due to its design, size bulk and location would result in an unacceptable form of development that would harm the character of the area and have a detrimental impact on the living conditions of the existing and future occupiers of the neighbouring property by reason of loss of light and visual outlook being significantly impaired due to its massing and scale. The proposed development is therefore considered to be in conflict with Policy 13 (a) (h) and (l) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy, Policy G4 of the Borough of Wellingborough Local Plan and the provisions of the adopted Supplementary Planning Guidance: Residential Extensions - A Guide to Good Design.

14. PLANNING APPLICATION WP/2014/0074 – 12 MIDLAND PALLETS LIMITED, FINEDON SIDINGS, FURNACE LANE, LITTLE HARROWDEN

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2014/0074, for the erection of 2 new units for additional ancillary storage – amended plans at 12 Midland Pallets Limited, Finedon Sidings, Furnace Lane, Little Harrowden for Mr S Bailey.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

Requests to address the meeting had been received from 2 objectors (one of the objectors was representing FLAG (Furnace Lane Action Group)) and the agent.

The Chairman invited the objector from FLAG to address the meeting for a maximum of 3 minutes.

Having heard the views of the objector it was proposed by Councillor Maguire to defer the planning application to enable a site viewing visit to be arranged before a decision is made.

It was then proposed by Councillor Griffiths and seconded by Councillor Maguire to defer the planning application to enable a site viewing visit to be arranged.

In light of the motion to defer, the other objector and the agent did not speak but will have the opportunity to do so when the application returns to the Planning Committee for further consideration following the site viewing visit.

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

RESOLVED that the planning application be deferred to enable a site viewing visit to be arranged.

15. PLANNING APPLICATION WP/2014/0105 – LAND ADJACENT 17 WINDMILL CLOSE, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0105 for an outline planning application for 2 no. semi-detached, single storey 1 bed dwellings with some matters reserved (access, layout and scale to be determined at this stage) for land adjacent to 17 Windmill Close, Wollaston for the Borough Council of Wellingborough.

The Head of Planning and Local Development recommended that outline planning permission be approved with all matters including access reserved for later determination and subject to the conditions set out in the report.

Councillor Ward asked if this application could be deferred for a site viewing visit to be arranged.

It was proposed by Councillor Ward and seconded by Councillor Griffiths that the planning application be deferred to enable a site viewing visit to be arranged.

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

RESOLVED that the planning application be deferred to enable a site viewing visit to be arranged.

(Councillor Scarborough left the meeting for the following item having declared an other interest).

16. PLANNING APPLICATION WP/14/00117/FUL – MANOR FARM RIDING CENTRE, EASTON MAUDIT VILLAGE, EASTON MAUDIT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00117/FUL, to erect 7 timber stables on land to the rear of the existing riding centre buildings. The land has had a number of previous uses including outbuildings. The riding centre has been established for around 40 years and since last year is one of two remaining centres in Wellingborough district. It thus provides an important facility within the district equestrian community. For most of the 40

years it was larger than it is today, due to the original owner having various informal rents of stables and land. Today it is in the position of having to turn riders away due to lack of capacity, and this proposal would enable it to grow back close to the original size and prosper. From a planning point of view, the importance of the preserving the facility within the district equestrian community should be considered. The proposal is for 7 timber stables on a concrete surfaced hard standing area, standard construction throughout the equestrian world. These would be concealed from the nearby public lane and house by a hedge approximately 1m higher than the existing boundary wall, to improve the view along the lane by concealing not only the stables but also some of the larger neighbouring farm buildings behind it. This is an amended proposal bringing the construction proposed to the standard required for a conservation area and also to conceal the stables from view at Manor Farm Riding Centre, Easton Maudit Village, Easton Maudit for Mr S Priestley.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

It was proposed by Councillor Lawman and seconded by Councillor Maguire that planning permission be granted subject to the conditions set out in the report.

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

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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before development commences, and notwithstanding any materials specified in the application form and/or the approved drawings, particulars and samples of the intended exterior materials to be used on all external faces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

Reason: To ensure a satisfactory appearance of the development.

3. Before development commences a landscape scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include a plan, full details of the size, species, spacing, quantities and location of plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development. The scheme shall be implemented during the first planting season after substantial completion of the stables. Any trees which within a period of 5 years from the completion

of the development die, are removed or become seriously damaged or diseased or are dying shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenity of the area and in the interests of biodiversity.

4. Before development commences details of the intended drainage arrangements shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details.

Reason: In the interest of ensuring the development is satisfactorily drained.

5. The development shall be carried out in accord with the plans and details received by the local planning authority on 10 March 2014.

Reason: To define the permission.

(Councillor Scarborough returned to the meeting).

(Councillor Bell left the meeting for the following item having declared an other interest).

17. PLANNING APPLICATION WP/14/00148/FUL – 17-17A MARKET STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00148/FUL, for a change of use from A1 (Retail) Use Class to A2 (Financial and Professional Services) Use Class at 17-17A Market Street, Wellingborough for Paddy Power Plc.

The Head of Planning and Local Development recommended that planning permission be refused for the reason set out in the report.

Requests to address the meeting had been received from an objector, Councillor G Lawman (as County Councillor) and the agent.

The Chairman allowed the objector and the agent to address the meeting for a maximum of 3 minutes each and Councillor G Lawman 5 minutes. The committee was then 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.

A lengthy discussion took place about the planning application during which Councillors Maguire and Scarborough voiced support for the application, and subsequently proposed and seconded accordingly.

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

On being put to the vote, the motion was carried by 7 votes to refuse the application and 2 votes against.

RESOLVED that planning permission be refused as the proposal would detrimentally affect the viability and retail character of the town centre Primary Shopping Area contrary to Policy WTC3 of the Wellingborough Town Centre Area Action Plan.

(Councillor Bell returned to the meeting).

18. PLANNING APPLICATION WP/14/00153/FUL – 17-17A MARKET STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00153/FUL, for the installation of 2 no. new satellite dishes on a new platform in the space between the two pitched roofs on the top of the building. Installation of 2 new air conditioning units that will be wall mounted at the first floor level at the rear elevation. Installation of 1 no. TV aerial on to the chimney at the top of the building at 17-17A Market Street, Wellingborough for Paddy Power Plc.

The Head of Planning and Local Development recommended that planning permission be approved subject to the conditions set out in the report.

Requests to address the meeting had been received from an objector, Councillor G Lawman (as County Councillor) and the agent.

In view of planning application number WP/14/00148/FUL for a change of use being refused it was proposed by Councillor Ward and seconded by Councillor Scarborough that this planning application be deferred.

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

RESOLVED that the planning application be deferred.

19. PLANNING APPLICATION WP/14/00154/FUL – 17-17A MARKET STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00154/FUL, for the installation of a new shop front at 17-17A Market Street, Wellingborough for Paddy Power Plc.

The Head of Planning and Local Development recommended that planning permission be approved subject to the conditions set out in the report.

Requests to address the meeting had been received from an objector, Councillor G Lawman (as County Councillor) and the agent.

In view of planning application number WP/14/00148/FUL for a change of use being refused it was proposed by Councillor Ward and seconded by Councillor Scarborough that this planning application be deferred.

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

RESOLVED that the planning application be deferred.

20. COUNTY COUNCIL APPLICATIONS

1. WP/14/00293/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00293/CRA, for an extension to the existing Primary School to better accommodate existing pupil numbers. To provide a link between the two existing buildings to provide a new School Hall and ancillary spaces at the Diamond Learning Centre, Oakway, Wellingborough for Mr R Peck.

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

RESOLVED to note that no objections be raised to this application.

(Councillors Griffiths and Henley left the meeting for the following item having declared other interests).

2. WP/14/00301/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00301/CRA, for a proposed multi-use sports area to the existing school playing field at Croyland Primary School, Croyland Road, Wellingborough for Mr S Bannister.

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

RESOLVED to note that no objections be raised to this application.

(Councillors Griffiths and Henley returned to the meeting).

21. APPLICATIONS OUTSIDE THE BOROUGH

1. WP/14/00226/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00226/EXT, for a mixed use urban extension comprising residential development up to seven hundred dwellings (20ha), employment development within use classes B1, B2 and B8 (7.5ha) land for the expansion of Huxlow Science College (5.79ha), open

space (8.9ha) and structural landscaping (10.3ha) and associated highway and drainage infrastructure including new roundabout junction on Finedon Road (A6), on land between Wellingborough Road and Finedon Road, Irthlingborough for Hallam Land Management & BS Pension Fund Trustee Limited.

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

It was proposed by Councillor Griffiths and seconded by Councillor Hollyman that an objection be raised to East Northamptonshire District Council about the landscape impact of the scheme and traffic implications both of the development itself, and in the short term, importation of stabilisation material, and the potential coalescence with Finedon.

RESOLVED that an objection to the planning permission be made to East Northamptonshire District Council.

2. WP/14/00285/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00285/EXT, S.73 Application: Variation of Conditions 5 (MP/other plans/documents), 12 (Employment), 21 (Local Centres), 69 (Air Quality), 73A, 73B, 73D, 74, 77-79 (Access & Movement), with Removal of Conditions 6 (MP/other plans/documents) and 73C (Access & Movement) of KET/2008/0274 at East Kettering Development, Cranford Road, Barton Seagrave, Kettering for Mr Wordie.

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

RESOLVED that no comment be made.

22. PLANNING APPLICATION WP/2014/0061 – SYWELL AERODROME LIMITED, HALL FARM, WELLINGBOROUGH ROAD, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2014/0061, for a variation of condition 12 of planning permission 10/00043/WAS to extend the end date until 07/01/2015 at Sywell Aerodrome Limited, Hall Farm, Sywell for Mr M Hill.

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

RESOLVED to note that this application was approved by Northamptonshire County Council on 12/05/2014, subject to conditions.

23. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the Head of Planning and Local Development in accordance with delegated powers and appeal information as set out in the report of the Head of Planning and Local Development and received appeals, (Minute 4), be noted.

Chairman

The meeting concluded at 9:10 pm.

COUNCIL MEETING – 22 JULY 2014

REPORT OF THE LICENSING SUB-COMMITTEE

16 June 2014

Present: Councillors Hawkes (chairman), Harrington and Scarborough.

Also present: Mr S Aley (Solicitor, District Law), Mrs A Wilcox (Licensing Manager), Mr K Knight (Fraud Investigation Officer) and Mrs P Whitworth (Democratic Services Officer).

(The hearing commenced at 10.18am.)

1. APPOINTMENT OF CHAIRMAN

RESOLVED that Councillor Hawkes be appointed as chairman for this sub-committee meeting.

The chairman welcomed everyone to the meeting and introduced the sub-committee members and officers. He then asked all in attendance to introduce themselves.

The following were present: Mr SJC, the licence-holder, and Ms AP, his current employer.

The chairman explained to Mr SJC that he was entitled to legal representation at the hearing. He asked if Mr SJC would like the hearing to be adjourned while he sought representation, or if was happy for the hearing to proceed without it. Mr SJC confirmed he was happy to proceed without legal representation.

2. EXCLUSION OF PRESS AND PUBLIC

The chairman asked Mr SJC if he wished for the hearing to be held in private. Mr SJC confirmed that he would like the meeting to be held in private.

RESOLVED that the press and public be excluded from the meeting during consideration of the above item in accordance with Section 100A(4) to the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the descriptions shown in schedule 12A to the Act.

3. APPLICATION FOR REVOCATION OR SUSPENSION OF A PRIVATE HIRE DRIVER'S LICENCE

The chairman asked Mr SJC if he was happy for Mr Knight, the borough council's fraud investigation officer, to remain in the room for the hearing. Mr SJC confirmed he was happy for Mr Knight to remain in the room.

The chairman then explained how the sub-committee hearing would proceed.

The sub-committee heard from the licensing manager, who explained that this matter was before committee to determine whether Mr SJC's licence should remain in place following conviction of a relevant offence at Wellingborough Magistrate's Court on 12 May 2014. She gave details of Mr SJC's previous attendances before a licensing sub-committee and explained the relevant section of the council's policy governing taxi and private hire licensing.

The chairman then asked Mr SJC to address the sub-committee. Mr SJC had prepared a written document which he distributed to members of the sub-committee. He then answered questions from the members.

Ms AP, Mr SJC's current employer, also addressed the committee, as did Mr Knight, the borough council's fraud investigation officer.

Following the hearing of representations from all parties, the chairman asked Mr SJC if he had anything further he would like to add. Mr SJC gave a further statement and answered additional questions from the sub-committee.

The chairman then adjourned the hearing at 11.15am and the members of the sub-committee left the room to determine the application for revocation or suspension of a private hire driver's licence.

The members returned to the room and the chairman reconvened the hearing at 11.40am.

The chairman explained the decision of the sub-committee was as follows:

The sub-committee has decided that while there is sufficient evidence to revoke or suspend the licence, the sub-committee has decided not to revoke or suspend the licence, but that any application for renewal will be considered by the licensing committee.

The reasons for this decision were as follows:

- 1) The actions the driver took arose out of severe financial hardship and while the committee does not condone the action taken, nevertheless understands the circumstances.
- 2) The sub-committee does not believe that his customers or his employer is at risk.
- 3) The loss of the driver's means of earning a living would be prejudiced by any revocation or suspension and would impede the payments imposed by the court.

RESOLVED that the licence should remain in place.

The meeting closed at 11.50am.

Chairman