

COUNCIL MEETING – 21 JULY 2015

REPORT OF THE PLANNING COMMITTEE

1 April 2015

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

Miss J Thomas (Head of Planning and Local Development), O Duyile (Principal Development Management Officer), Paul Bateman (Development Management Officer), Mr G Hollands (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor G Lawman attended as observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Henley and Hollyman.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that no declarations of interest were received.

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 11/03/2015, be confirmed and signed. The Chairman informed members that following minute 15 of the minutes relating to the Planning Inspectorate's decision on the Minton Distribution Centre, a letter had been sent to the Planning Inspectorate a copy of which was available for members to peruse.

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/15/00075/FUL – 34C THE SQUARE, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00075/FUL, for a change of use/conversion of workshop to 2 no. one bedroom apartments to include raising of roofline at 34C The Square, Earls Barton for Mr A Chandler.

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 31/03/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a neighbour and the Building Surveyor on behalf of the applicant.

The Chairman allowed the speakers to address the meeting for a maximum of three 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.

Members welcomed a scheme but felt maybe 1 apartment or a small 2 bedroom dwelling would be more suited to this site. There are parking issues in the lane to this proposal and comment was made that maybe a garage or off road parking, together with a store for bins could also be given some thought for inclusion in the scheme. They considered the scheme to be overdevelopment and had concerns of the effect on amenity the proposal could have for nearby residents.

Councillor Morrall suggested that the planning application be either deferred or refused. Councillor Bell also supported an approach for deferment to enable the applicant to discuss the comments made with the planning officers.

It was proposed by Councillor Griffiths and seconded by Councillor Maguire that planning permission be refused due to overdevelopment and effect on amenity for nearby neighbours.

On being put to the vote, the motion to refuse the application was carried by 5 votes to 2 votes.

RESOLVED that the planning permission be refused as the proposal represents an over-development of the site, which in the absence of dedicated off street parking provision, would exacerbate the parking problems in the surrounding area, in turn resulting in congestion, disturbance and inconvenience giving rise to conditions prejudicial to the living conditions of the neighbours. The proposal therefore conflicts with Policy 13 (d) of the adopted North Northamptonshire Core Spatial Strategy.

6. PLANNING APPLICATION WP/15/00066/FUL – LAND ADJACENT 4 PUDDINGBAG LANE, BOZEAT

RESOLVED to note that this application had been withdrawn.

7. PLANNING APPLICATION WP/15/00088/FUL – SAXON COURT, BRADFIELD CLOSE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, for a change of use from storage to D2 (Health and Fitness Centre) at Saxon Court, 4 Bradfield Close, Wellingborough for Mr J Fleckney.

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 temporary planning permission be granted subject to the conditions 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 three 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 Scarborough that a temporary planning permission be approved subject to the conditions set out in the report.

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

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

1. This permission is for a temporary period and the use hereby permitted shall cease and the land restored to its former condition on or before 1 April 2018.

Reason: To enable the local planning authority to properly assess the suitability of the use.

2. The development shall be carried out in accord with the plans submitted on 12 February 2015.

Reason: To define the permission.

8. COUNTY COUNCIL APPLICATION

1. WP/15/00007/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00007/CRA, for front, side and rear extensions to Block A1 at Irchester Community, School Lane, Irchester for Mrs N Hoy.

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 objection be raised to the proposed development.

2. WP/15/00068/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00068/CRA, for the retention of car parking area at Earls Barton Quarry, Grendon Road, Earls Barton for Hanson Quarry Products Europe 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.

RESOLVED to note that no objection be raised to the proposed development.

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

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the 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, (Minute 4), be noted.

Chairman

The meeting closed at 7:20 pm.

COUNCIL MEETING – 21 JULY 2015

REPORT OF THE PLANNING COMMITTEE

29 April 2015

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

Miss J Thomas (Head of Planning and Local Development), Mr O Duyile (Principal Development Management Officer), Mrs E Buchanan (Development Management Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor G Lawman attended the meeting as a speaker and stayed throughout the meeting).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Hollyman and Timms.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and the Council's Code of Conduct and rules of procedure, the under-mentioned Councillor declared an interest in the following items:

Councillor	Minute No	Item	Description of Interest
Bell	7, 8 & 9	WP/15/00091/FUL WP/15/00092/FUL WP/15/00094/FUL	Other – knows a Church Minister who lives in Alma Street
Bell	14	WP/15/00087/FUL	Other – School Governor of Our Lady's Roman Catholic Primary School

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 01/04/2015, 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/14/00730/FUL – CHARLTON HOUSE, 15 GREAT PARK STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00730/FUL, for the conversion of former three storey Victorian shoe factory into 14 dwellings. Amended plans at Charlton House, 15 Great Park Street, Wellingborough for Mr S Norris.

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

It was recommended to delegate approval to the Head of Planning and Local Development to approve, subject to the conditions set out in the report, and following the completion of a Section 106 Agreement.

The Site Viewing Group visited the site on 28/04/2015 and a record of the visit was set out in the circulated notes.

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

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

RESOLVED to delegate approval to the Head of Planning and Local Development to approve, subject to the following conditions and following the completion of a Section 106 Planning Agreement:

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. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interests of amenity.

3. Full details of the following items shall be submitted for the written approval of the local planning authority before the development is commenced: doors and windows; rainwater goods; roof-lights; hard-surfacing in yard.

Reason: To protect the character of the building.

4. The development shall be carried out in accordance with the plans reference 0021A, 1000-1004 P12, 1005, 2111-2113 P8 received on 09.04.2015.

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

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. PLANNING APPLICATION WP/14/00784/OUT – 109E FINEDON ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/14/00784/OUT, - Hybrid application for the refurbishment of Club Diana's with the rebuild of squash courts and gymnasiums, with an outline application for 88 hotel rooms and ancillary conference and food and beverage (access, layout and scale to be determined at this stage), at 109E Finedon Road, 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 refused for the reasons set out in the report.

The Site Viewing Group visited the site on 28/04/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a planning consultant, the architect, the manager of Club Diana, the applicant and Councillor G Lawman.

The Chairman allowed the speakers to address the meeting for a maximum of three minutes each and Councillor G Lawman five 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.

The committee had no objection to the refurbishment of Club Diana and also accepted the principle of a hotel in this location but felt the height and massing of the proposed hotel was far too high in its entirety.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that planning permission be deferred and another scheme be submitted for a smaller version of the proposed hotel.

On being put to the vote to defer the application, the amendment was lost by 4 votes to 3 votes against deferral.

The substantive motion was then proposed by Councillor Ward and seconded by Councillor Scarborough that planning permission be refused.

On being put to the vote the application was refused by 4 votes to 2 votes.

(Councillor Griffiths asked that his vote in favour of deferral be recorded).

RESOLVED that the planning permission be refused for the following reasons:

1. The proposed hotel building, by reasons of its siting, scale and mass, is considered to be an overdevelopment of the site, appearing as a visually discordant feature, visually overbearing and detrimental to the appearance, form and character of the surrounding area, in conflict with Policy 13 (h). Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and therefore inconsistent with the provisions in the National Planning Policy Framework which requires new development to respect and enhance the character of the area.
2. The proposed hotel building, by reasons of its siting, scale and mass would be visually overbearing and detrimental to the living conditions of the occupiers of neighbouring properties in terms of overlooking, contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which requires development not to harm or adversely impact on the amenities of neighbouring properties.

7. PLANNING APPLICATION WP/15/00091/FUL – WELLINGBOROUGH WORKING MEN'S CLUB, 9 CANNON STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00091/FUL, for the partial demolition of the boundary wall and removal of adjacent tree to facilitate highway improvements and create turning heads at Wellingborough Working Men's Club, 9 Cannon Street, Wellingborough for Wetfield House Limited.

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

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

The Site Viewing Group visited the site on 28/04/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a planning consultant (on behalf of objectors), an objector and the agent.

The Chairman allowed the speakers to address the meeting for a maximum of three 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.

The objectors considered the application contrary to the Council's Policy PS6 of the Wellingborough Town Centre Area Action Plan.

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

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

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

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

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

2. The development shall be carried out in accord with the following plan numbers: 471/00, 471-P-3001 (P1)

Reason: To define the permission.

3. The development hereby permitted shall be brought into use before the development permitted under WP/15/00092/FUL is first occupied.

Reason: In the interests of highway safety.

(The speakers for the above application had also registered to speak on the following 2 applications. The Chairman gave the opportunity to the speakers to return to address the committee but this was declined).

8. PLANNING APPLICATION WP/15/00092/FUL – WELLINGBOROUGH WORKING MEN'S CLUB, 9 CANNON STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00092/FUL, for the erection of a terrace of five 2-storey houses with room in the roof and associated works at Wellingborough Working Men's Club, 9 Cannon Street, Wellingborough for Wetfield House Limited.

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

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

The Site Viewing Group visited the site on 28/04/2015 and a record of the visit was set out in the circulated notes.

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

On being put to the vote, the motion was carried by 5 votes for approval, with 2 votes against and 1 abstention.

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

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

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

2. Before development commences representative samples of the intended exterior facing materials 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 protecting the visual amenity of the Wellingborough Town Centre Conservation Area.

3. Before development commences details of the existing and proposed site ground levels and the intended finished floor levels of the permitted dwellinghouses 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 visual amenity.

4. Before development commences a landscape management plan for the amenity area adjacent to plot no. 1, including the management responsibilities and maintenance schedules of the area, shall be submitted to the local planning authority for approval in writing. The management plan shall be carried out in accordance with the approved scheme thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ensuring satisfactory maintenance of the area.

5. Before development commences details of the intended crime prevention measures to be incorporated into the development, including the boundary treatments for the hereby permitted dwellinghouses and the retained area adjacent to plot no. 1, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details and shall be retained thereafter.

Reason: In the interests of crime prevention.

6. Before development commences a landscaping scheme shall be submitted to the local planning authority for approval in writing. The works shall be carried out prior to the occupation of any part of the development, whichever is the sooner, and 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 development in the interests of visual amenity and biodiversity.

7. Before the permitted dwellinghouses are first occupied the turning head and highway works permitted by WP/15/00091/FUL shall be constructed and brought into use.

Reason: In the interests of highway safety.

8. Before the hereby approved dwellinghouses are first occupied the parking areas in the rear of the public highway shall be hard surfaced and shall be retained as such thereafter.

Reason: To prevent loose material being dragged onto the highway in the interests of highway safety

9. Before the hereby approved dwellinghouses are first occupied a scheme shall be implemented to prevent the surface water from the private car parking areas from flowing into the public highway. The implemented scheme shall be retained thereafter.

Reason: In the interests of highway safety.

10. Before the hereby approved dwellinghouses are first occupied the highway improvement works indicated on drawing number 471-P-101(P1) shall be carried out.

Reason: In the interests of highway safety.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the permitted dwellinghouses shall be carried out without the express planning permission of the local planning authority.

Reason: In the interests of protecting the amenities of the occupiers of the development and to protect the appearance of the Wellingborough Town Centre Conservation Area.

9. PLANNING APPLICATION WP/15/00094/FUL – WELLINGBOROUGH WORKING MEN'S CLUB, 9 CANNON STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00094/FUL, for the conversion of upper floor to 5 self-contained residential units and the change of use of ground floor from D2 use class to D1 use class (non-residential Community Centre). Associated external alterations to the building at Wellingborough Working Men's Club, 9 Cannon Street, Wellingborough for Wetfield House Limited.

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

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

The Site Viewing Group visited the site on 28/04/2015 and a record of the visit was set out in the circulated notes.

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

On being put to the vote, the motion was carried by 5 votes for approval, with 1 vote against and 2 abstentions.

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

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

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

2. Before development commences a scheme for the soundproofing of the residential units to prevent the transmission of noise from the other hereby permitted use shall be submitted to and approved in writing by the local planning authority. The measures as approved shall be implemented in strict accordance with the approved details prior to the first occupation of the residential units and evidence of the installation of the approved measures shall be submitted to the local planning authority before the hereby approved residential units are first occupied. The approved measures shall be retained thereafter.

Reason: To safeguard the amenities of the residential occupiers of building.

3. Before development commences full details of the intended doors, windows, verges and soffits together with details of the chimney retention shall be submitted to the local planning authority for approval

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

Reason: In the interests of protecting and enhancing the visual amenity of the Wellingborough Town Centre Conservation Area.

4. The facing materials used in the development hereby permitted shall match those of the existing building in materials, style, colour, texture and, in the case of brickwork, bonding, coursing and pointing.

Reason: To ensure a satisfactory appearance in the Wellingborough Town Centre Conservation Area.

5. Before development commences details of the crime prevention measures to be incorporated into the hereby approved development shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details and shall be retained thereafter.

Reason: In the interests of crime prevention.

6. Before the development is first occupied the cycle bays, refuse bin storage and car parking areas illustrated on plan no. 471-P-202 (P1) shall be brought into use and retained for the use of the community centre and occupiers of the residential units hereby approved thereafter.

Reason: In the interests of sustainable transport, appropriate refuse collection arrangements and highway safety.

7. Before the community centre is first brought into use or the residential units are first occupied the highway improvement works and vehicular crossing indicated on drawing number 471-P-202(P1) must be carried out.

Reason: In the interests of highway safety.

8. Before the community centre is first brought into use or the residential units are first occupied the accessway shall be paved with a hard bound surface for a minimum of 5m in the rear of the prospective highway boundary.

Reason: In the interests of highway safety to prevent loose material being carried onto the public highway.

9. Before the community centre is first brought into use or the residential units are first occupied a scheme shall be implemented to prevent the surface water from the accessway from flowing into the public highway. The implemented scheme shall be retained thereafter.

Reason: In the interests of highway safety.

10. The hereby approved community centre shall not operate between the hours of 23:00 and 07:30.

Reason: In the interests of protecting the residential amenity of the occupiers of the hereby approved development.

10. PLANNING APPLICATION WP/14/00830/FUL AND WP/14/00831/LBC – LAND AT HILL FARM, 6 WILBY ROAD, MEARS ASHBY

It was proposed by Councillor Griffiths and seconded by Councillor Ward that these applications be deferred for a site viewing visit to take place.

On being put to the vote, the motion to defer for a site viewing was unanimously agreed.

RESOLVED that the applications be deferred to enable a site inspection to be arranged.

11. PLANNING APPLICATION WP/15/00044/FUL – 2 KINGS STREET AND 1B GEORGE STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00044/FUL, for the demolition of the existing building (2 Kings Street), and the erection of 3 no one bed flats and the refurbishment of a single storey building to the rear (1b George Street) to form a one bedroomed flat. Amended plans and design and access statement at 2 Kings Street and 1B George Street, Wellingborough for Mr and Mrs S James.

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.

Requests to address the meeting had been received from an objector and the architect.

The Chairman allowed the speakers to address the meeting for a maximum of three 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 Scarborough that planning permission be refused.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposed flats by virtue of their location, scale, and massing on this restricted plot is considered to be an overdevelopment of the site as it would appear as a visually discordant feature in the street scene contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and the National Planning Policy Framework which requires new development to respect and enhance the character of the area.
2. The proposed flats due to the height and location and restricted amenity space would be detrimental to the amenities of the occupiers of neighbouring properties in terms of overlooking and is considered contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which requires development not to harm the impact on the amenities of neighbouring properties.

12. PLANNING APPLICATION WP/15/00189/FUL – ROSELAND, 42 DEBDALE ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00189/FUL, for the erection of a five bedroom detached house on land to rear (access from The Promenade) – revised application following withdrawal of WP/15/00099/FUL at Roseland, 42 Debdale Road, Wellingborough for Mr T Wheatley.

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.

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 three 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.

In light of the comments made by the agent it was proposed by Councillor Griffiths and seconded by Councillor Waters that the application be deferred to enable a site inspection to be arranged.

On being put to the vote, the motion to defer the application for a site viewing was unanimously agreed.

RESOLVED that the application be deferred to enable a site inspection to be arranged.

13. APPLICATION OUTSIDE THE BOROUGH

1. WP/15/00008/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00008/EXT, for a full application with EIA: Erection of 3 no 136.5m wind turbines, 1 no 85m anemometer mast, control building and associated works to access and tracks at Burton Wold Farm, Wold Road, Burton Latimer for Mr Clouston.

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 was approved by Kettering Borough Council on 27/03/2015, subject to conditions.

2. WP/15/00086/EXT

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00086/EXT, for a solar photovoltaic farm and ancillary infrastructure at Burton Wold Farm, Wold Road, Burton Latimer for Mr Watkins.

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 was approved by Kettering Borough Council on 10/04/2015, subject to conditions.

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, (Minute 4), be noted.

Chairman

The meeting closed at 9:15 pm.

COUNCIL MEETING – 21 JULY 2015

REPORT OF THE PLANNING COMMITTEE

3 June 2015

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Bell, Ekins, Griffiths, Hallam, G Lawman, Lloyd and Scarborough.

Miss J Thomas (Head of Planning and Local Development), Mr O Duyile (Acting Principal Planning and Building Control Manager), Mr A Stevenson (Conservation Officer), Mr J Chadwick (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Harrington attending the meeting as an observer).

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and the Council's Code of Conduct and rules of procedure, the under-mentioned Councillors declared an interest in the following items:

Councillor	Minute No	Item	Description of Interest
Hallam	15	WP/14/00756/FUL	Other – lives at 104 Orlingbury Road and will be affected
Lawman	6	WP/14/000793/FUL	Other – County Councillor – land owned by NCC
	15	WP/14/00756/FUL	Other – knows applicant and landowner
	18	WP/15/00188/FUL	Other – acquaintance lives close to site
	19	WP/15/00162/CRA	Other – County Councillor
Morrall	13	WP/15/00189/FUL	Other – friend of the agent

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 29/04/2015, 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. WP/15/00201/FUL – BOWLING GREEN BETWEEN 12 AND 14 HATTON AVENUE, WELLINGBOROUGH

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

On being put to the vote, the motion to defer the application for a site viewing was unanimously agreed.

RESOLVED that the application be deferred to enable a site inspection to be arranged.

6. PLANNING APPLICATION WP/14/00793/FUL – LAND BETWEEN ROAD AND THE RYLSTONE, PARK FARM WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/14/00793/FUL, for an Hybrid planning application – full submission in respect of 45 no. residential units and outline submission in respect of 8 no. residential units and retail/restaurant units on land between Road and The Rylstone, Park Farm Way, Wellingborough for Godwin (Park Farm) Limited and Orbit Group 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 recommended to delegate to the Head of Planning and Local Development to approve, subject to the conditions set out in the report, and following the completion of a Section 106 Planning Agreement.

The Site Viewing Group visited the site on 02/06/2015 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 agent.

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

The issues raised by the objectors concerned the siting and nature of the retail shops and drive through units, drainage concerns, security issues, impact on wildlife, loss of trees, no plans for a community centre, school, medical/dental centre and having a car park to the rear of their properties and the noise.

The Chairman then invited the committee to determine the application.

Members felt there was a scheme to be had on this site but had concerns about the access, the location intended for the footpath and cycle way into the site and the loss of amenity to residents who live in The Rylstones. It was mentioned that a convenience store/retail unit was needed for this area to serve Queensway and Park Farm but this should be provided without loss of amenity to nearby residents.

After a lengthy debate it was considered that this application should be deferred for additional work on the issues raised and additional consideration in relation to the design and layout of the site.

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

On being put to the vote, the motion was carried by 9 votes.

RESOLVED that the application be deferred for additional work on the issues raised and more consideration be given to the design and layout of the site.

7. PLANNING APPLICATION WP/14/00830/FUL – LAND AT HILL FARM, 6 WILBY ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/14/00830/FUL – demolition of twentieth century farm buildings/structures, conversion of traditional barns to three dwellings, erection of four dwellings and associated works – amended plans. Further information and amended plans on land at Hill Farm, 6 Wilby Road, Mears Ashby for the Trustees of H M Stockdale 1957 Settlement.

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 held on 29/04/2015 to enable a site viewing visit to be arranged.

The Site Viewing Group visited the site on 02/06/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a neighbour and the agent.

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

A view was expressed that an extra condition should be included for the inclusion of a footpath on the western edge of the site.

It was proposed by Councillor Ward and seconded by Councillor Griffiths that the planning application be granted and also for the inclusion of an extra condition relating to the inclusion of a footpath on the western edge of the site.

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

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. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interests of amenity.

3. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

Reason: In the interests of visual amenity.

4. 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.

5. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to

be taken to avoid risk to the public/buildings/environment when the site is developed.

Reason: To avoid any detrimental effects from contamination.

6. In respect of the new-build element, full details of the following items shall be submitted for the written approval of the local planning authority before the development is commenced - doors and windows including garage doors, rainwater goods, roof-lights, eaves and verges, a sample panel of stonework for dwelling units and replacement/additional boundary walling demonstrating appropriate coursing, cropping and pointing with a traditional lime mortar, hard landscaping/hard-surfacing to access and circulation areas.

Reason: In the interests of amenity.

7. The following stipulations of Northamptonshire Highways shall be implemented to the satisfaction of the local planning authority:
 - a. Access to the proposed development shall be by way of a shared private drive and, because of the nature of the development, a width of 4.8m should be retained up to plot 4.
 - b. The vehicle crossing onto Earls Barton Road should be laid out with taper and dropped kerbs, in lieu of the radius form proposed, in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
 - c. Vehicle to vehicle visibility of 2.4m x 43m shall be provided in the northerly direction within the 30mph speed limit but, in view of the proximity of the site to the speed limit termination point, the 'y' value in the southerly direction should be based upon the results of a speed survey commissioned by the applicant. All land in advance of the visibility splays shall be laid out as appropriate highway surface and dedicated as highway maintainable at the public expense.
 - d. Pedestrian to vehicle visibility of 2.4m x 2.4m (2m x 2m where satisfactory turning facilities are provided within the site) shall be provided and maintained on both sides of the point of access.
 - e. The existing means of access at the junction of Earls Barton Road and Wilby Road shall be stopped up and all highway surfaces affected by the proposal reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
 - f. The proposals include a means of pedestrian access into the development at the north western corner of the site which will serve, but not exclusively, the adjoining bus shelter and provide footway access between the development and the community of Mears Ashby. To ensure that this can be used by the residents and visitors, delivery persons and postal services, any gate at the point of access should remain unlocked and to accommodate simultaneous use by pedestrians and wheelchairs/prams should be no less than 1.8m wide.
 - g. The whole of the works to be carried out within the highway to enhance pedestrian access with Mears Ashby including the provision of informal pedestrian crossings using dropped kerbs and tactile paving on each side of the junction of Wilby Road shall be carried out by and at the expense of the applicant. All works within the highway must be

constructed in accordance with the specification of the Local Highway Authority and subject to an agreement under Section 278 Highways Act 1980 to include its dedication as highway maintainable at the public expense.

Reason: In the interests of highway safety and functionality.

8. 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 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.

9. The development shall be carried out in accordance with the plans reference STO-156-PA-001E, 100C, 800C, 900B received on 09.04.2015.

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

10. Details of pedestrian access at the frontage to Earls Barton Road shall be submitted to and approved in writing by the local planning authority prior to the occupation of the approved dwellings. The development shall be carried out in accordance with the approved details.

Reason: In the interest of sustainability and ensuring a safe access for pedestrians.

8. PLANNING APPLICATION WP/14/00831/LBC – LAND AT HILL FARM, 6 WILBY ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/14/00831/LBC, for the demolition of twentieth century farm buildings/structures, conversion of traditional barns to three dwellings, erection of four dwellings and associated works – amended plans on land at Hill Farm, 6 Wilby Road, Mears Ashby for the Trustees of H M Stockdale 1957 Settlement.

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 Ward and seconded by Councillor Griffiths that listed building consent be granted.

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

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. 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.

3. Full details of the following items shall be submitted for the written approval of the local planning authority before the development is commenced: facing and roofing materials, doors and windows including garage doors, rainwater goods, roof-lights, hard-surfacing of access, parking and circulation areas.

Reason: To protect the character of the listed buildings.

4. The development shall be carried out in accordance with the plans reference received on

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

9. PLANNING APPLICATION WP/15/00164/OUT – LAND ADJACENT 31 AND REAR OF 129 LONDON ROAD, LITTLE CLOSE, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00164/OUT, for an outline application with some matters reserved (access, appearance and scale to be determined at this stage) for construction of a pair of semi-detached houses with garages and associated works at land adjacent 31 and rear of 129 London Road, Little Close, Bozeat for Mr T & P Askew.

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.

The Site Viewing Group visited the site on 02/06/2015 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 agent.

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

The objectors had concerns of shadowing and overbearing, loss of light, garden grabbing, out of character and highway concerns.

The Chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that planning permission be granted subject to the application for full planning permission returning to the planning committee for determination.

On being put to the vote, the motion was carried by 8 votes to approve the application and 2 votes against.

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

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission or 2 years from the approval of the last of the reserved matters as defined in the condition below, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

2. Details of the reserved matters set out below ('the reserved matters') shall be submitted to the local planning authority for approval within 3 years from the date of this permission:
(i) landscaping and (ii) layout

Reason: Approval of all reserved matters shall be obtained from the local planning authority in writing before any development is commenced. The reserved matters shall be carried out as approved.

3. The first 5m of the driveways in the rear of the public highway shall be paved with a hard bound surface.

Reason: To prevent loose material being carried onto the public highway in the interests of highway safety.

4. Before the development is first occupied a means of drainage shall be installed to ensure that surface water from the driveways does not discharge onto the highway. The means of drainage shall be retained and maintained thereafter.

Reason: In the interests of highway safety and achieving sustainable urban drainage.

5. Before development commences details of the intended pedestrian to vehicle visibility splays shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details and the visibility splays shall be constructed before the development is first occupied.

Reason: In the interest of highway safety.

10. PLANNING APPLICATION WP/15/00169/FUL – 37 WINDMILL CLOSE, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00169/FUL, for part demolition and alterations to existing single storey dwelling at 37 Windmill Close, Wollaston for Mr and Mrs D Evans.

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.

The Site Viewing Group visited the site on 02/06/2015 and a record of the visit was set out in the circulated notes.

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

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

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. All alterations shall be carried out using exterior facing materials which match the existing exterior facing materials unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accord with the following plan numbers: A409-02, A409/20, A409/21, A409-22, A409-23 and received on 25 March 2015.

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

11. PLANNING APPLICATION WP/15/00173/FUL – 37 WINDMILL CLOSE, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00173/FUL, for the erection of one new single storey dwelling at 37 Windmill Close, Wollaston for Mr and Mrs D Evans.

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.

The Site Viewing Group visited the site on 02/06/2015 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from an objector.

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Bell that planning permission be refused due to loss of amenity to the neighbouring property on the grounds of overdevelopment and amenity impact.

On being put to the vote, the motion was carried by 6 votes for refusal with 1 against.

RESOLVED that planning permission be refused for the following reasons:

1. The proposal development is cramped and represents an over-development of the site, detrimental to the appearance of the street scene and the surrounding area, in conflict with Policy 13 h) of the adopted North Northamptonshire Core Spatial Strategy and saved Policy G4 of the adopted Borough of Wellingborough Local Plan.
2. The proposal is contrary to policy 13 l) of the North Northamptonshire Core Spatial Strategy. The proposed dwelling by reasons of its siting in relation to the adjacent dwelling and its scale, would result in an unacceptably harmful impact on the existing standard of residential amenity currently enjoyed by the neighbouring occupiers in relation to loss of light, visual intrusion and overbearing impact.

12. PLANNING APPLICATION WP/15/00174/OUT – 37 WINDMILL CLOSE, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00174/FUL, for an outline application with all matters reserved for the erection of one single storey dwelling at 37 Windmill Close, Wollaston for Mr D Evans.

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.

The Site Viewing Group visited the site on 02/06/2015 and a record of the visit was set out in the circulated notes.

It was proposed by Councillor Morrall and seconded by Councillor Bell that planning permission be refused due to loss of amenity space on grounds of overdevelopment and amenity impact.

On being put to the vote, the motion was carried by 7 votes for refusal with 1 against.

RESOLVED that planning permission be refused for the following reasons:

1. The proposal development is cramped and represents an over-development of the site, detrimental to the appearance of the street scene and the surrounding area, in conflict with Policy 13 h) of the adopted North Northamptonshire Core Spatial Strategy and saved Policy G4 of the adopted Borough of Wellingborough Local Plan.
2. The proposal is contrary to policy 13 l) of the North Northamptonshire Core Spatial Strategy. The proposed dwelling by reasons of its siting in relation to the adjacent dwelling and scale, would result in an unacceptably harmful impact on the existing standard of residential amenity currently enjoyed by the neighbouring occupiers in relation to visual intrusion and overbearing impact.

13. PLANNING APPLICATION WP/15/00189/FUL – ROSELAND, 42 DEBDALE ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/15/00189/FUL, for the erection of a five bedroom detached house on land to rear (access from The Promenade) – revised application following withdrawal of WP/15/00099/FUL at Roseland, 42 Debdale Road, Wellingborough for Mr T Wheatley.

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.

This application had been deferred at the planning committee meeting held on 29/04/2015 to enable a site viewing visit to be arranged.

The Site Viewing Group visited the site on 02/06/2015 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from an objector, a co-owner and the agent.

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

The objector had concerns of the proposal being out of character and not in the building line, garden grabbing, the adverse impact of overlooking and shadowing and ineffective use of land.

The Chairman then invited the committee to determine the application.

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

On being put to the vote, the motion was carried by 9 votes for refusal.

RESOLVED that planning permission be refused for the following reasons:

1. The proposed development represents a significant variation from the established pattern of the surrounding development. Furthermore, the proposed dwelling does not follow the building line established by the other dwellings on this frontage. The plot size and site coverage of the building is also at odds with the prevailing pattern of the surrounding area. The proposed development would therefore detrimentally affect the street scene and fails to respect the form and character of the surroundings, in conflict with North Northamptonshire Core Spatial Strategy Policy 13 (h) and Wellingborough Local Plan Policy U11.

Policy 13

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Raise standards

- h) Be of a high standard of design, architecture and landscaping, respects and enhances the character of its surroundings and is in accordance with the Environmental Character of the area.

(Councillor Morrall did not vote on the above application having declared an other interest).

14. PLANNING APPLICATION WP/14/00386/OUT – WILLOW FARM, 102 HARROWDEN ROAD, ORLINGBURY

It was proposed by Councillor Lawman and seconded by Councillor Scarborough that the application be deferred to enable a site inspection to be arranged.

On being put to the vote, the motion to defer the application for a site viewing was unanimously agreed.

RESOLVED that the application be deferred to enable a site inspection to be arranged.

(Councillor Hallam left the meeting during the following item having declared an other interest).

15. PLANNING APPLICATION WP/14/00756/FUL – RYE HILL FARM, 76 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/14/00756/FUL, for the installation of one (1) mid scale wind turbine of maximum height to tip of 77m and including: upgraded and new access track, a hardstanding area, a small substation enclosure, temporary guyed meteorological mast and associated infrastructure – additional information at Rye Hill Farm, 76 Orlingbury Road, Isham for F M Reynolds Partnership.

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.

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

The Chairman allowed the speakers to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

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

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

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

1. The local planning authority shall be notified in writing within 14 days of the date when electricity from the development is first supplied to the grid (First Export Date) and the development hereby permitted shall be removed from the site following the expiry of 25 years from that date. Such removal shall include the decommissioning and removal of the turbines and all related above ground structures.

Reason: In the interests of visual amenity.

2. Before development commences details of the turbine that is to be installed shall be submitted to the local planning authority for approval in writing and the development shall be carried in accord with the approved details. Any changes to the turbine type must then be submitted to and approved by the local planning authority. Details must include manufacturers data on noise produced by the turbine.

Reason: To prevent detriment to nearby residential amenity.

3. The noise emissions from the operational wind turbine at the curtilage of any dwelling lawfully existing at the time of this consent shall be limited to an LA90,10min of 35dB(A) at wind speeds of up to 10m/s-1 as measured or calculated at 10m height.

Reason: To prevent detriment to nearby residential amenity.

4. Following notification from the local planning authority that a justified complaint has been received, the wind turbine operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, by a method to be approved in writing by the local planning authority, whether noise from the turbine meets the specified level stated in the previous condition. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the local planning authority. A copy of the assessment report, together with all the recorded data and audio files obtained as part of the assessment, shall be provided to the local planning authority (in electric form) within 60 days of the notification or such longer time as approved by the local planning authority. A mitigation scheme may be submitted to the local planning authority as part of the assessment. The approved mitigation measures shall be implemented within a timescale agreed in writing with the local planning authority and shall include verification of compliance with the specified level stated in the previous condition. Should the initial assessment report or verification report conclude that the specified level stated in the previous condition cannot be complied with the turbine shall cease operation at that time.

Reason: To prevent detriment to nearby residential amenity.

5. Before development commences full details of the means of access to the site, vehicle routing, signing, cleanliness of roads and hours of operation and a Construction Management Plan shall be submitted to the local planning authority for approval in writing. All operational development as approved shall be completed before the hereby approved development is first brought into use. The future servicing of the development shall be carried in accord with the approved details.

Reason: In the interests of highway safety.

6. Before development commences details of the intended colour of the turbine and all associated buildings and structures 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 protecting the visual amenity of the open countryside.

7. Before development commences details of a scheme to control the hereby approved turbine to eliminate shadow flicker shall be submitted to the local planning for approval in writing. The approved measures to prevent shadow flicker shall be implemented before the turbine is first brought into use and shall be retained and maintained thereafter.

Reason: In the interests of protecting residential amenity.

8. Before development commences a baseline television reception study shall be submitted to and approved in writing by the local planning authority. The study shall include a mitigation scheme setting out details of works necessary to mitigate any adverse effects to domestic television signals in the area caused by the development and shall include provision for investigation and dealing with any claim by any person for domestic loss or interference at their household within 12 months of the final commissioning of the wind turbine. The development shall not be operated other than in accordance with the approved study and mitigation scheme.

Reason: In the interests of ensuring an adequate standard of domestic television reception.

(Councillor Hallam returned to the meeting).

16. PLANNING APPLICATION WP/15/00119/FUL – 43 HIGH STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/15/00119/FUL, for a proposed change of use of ground floor from A1 to A2 at 43 High Street, Wellingborough for the Borough Council of Wellingborough.

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 the planning application for a change of use be approved subject to the conditions set out in the report.

It was proposed by Councillor Lawman and seconded by Councillor Griffiths that planning permission be granted.

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

RESOLVED that planning permission for a change of use 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. The development shall be carried out in accord with the following plan numbers: 001, 002 and received on 11 March 2015.

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

17. PLANNING APPLICATION WP/15/00163/OUT – 129 LONDON ROAD, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/15/00163/OUT, for an outline application with all matters reserved for the demolition of existing single storey extension and the construction of an end terrace, two storey house at 129 London Road, Bozeat for Mr T & P Askew.

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 the planning permission be granted subject to the conditions set out in the report.

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

The Chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification. The Chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that planning permission be granted and to the application for full planning permission returning to the planning committee for determination.

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

RESOLVED that planning permission be granted subject to the following conditions and to the application for full planning permission returning to the planning committee for determination:

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 siting, design, drainage and external appearance of the proposed development and the means of access thereto (including the details of the 2 off-street parking spaces), 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 satisfactorily planned development.

18. PLANNING APPLICATION WP/15/00188/FUL – LAND OFF THE SORRELS, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received on planning application WP/15/00188/FUL, for the erection of 9 dwellings (including 5 affordable dwellings) and creation of vehicular access – re-submission on land off The Sorrels, Isham for A P Lewis and Sons 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 recommended that the planning application be approved subject to conditions and that the Head of Planning and Local Development be authorised to issue the planning permission, subject to the negotiation of a Section 106 Agreement to ensure the occupation of five of the approved dwellings for affordable housing in perpetuity.

Requests to address the meeting had been received from 3 objectors, a highway consultant and the agent.

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

Objectors expressed concerns about access, highway and traffic issues and the proposal being outside the village policy line.

The Chairman then invited the committee to determine the application.

A lengthy discussion pursued. Members considered the development to be contrary to policy, overdevelopment, had concerns of access and highway issues, the proposal being outside the village policy line and considered alternative sites could be explored.

It was proposed by Councillor Bell and seconded by Councillor Griffiths that planning permission be refused due to overdevelopment, concerns of access and highway issues, contrary to policy and the proposal being outside the village policy line.

On being put to the vote, the motion was carried by 9 votes for refusal.

RESOLVED that planning permission be refused as the proposed development represents an unacceptable development in the open countryside. The sustainable pattern of development promoted by the development plan is considered in this instance to sufficiently outweigh the benefits that may be associated with increased housing supply. The proposal therefore conflicts with Policies 1, 9 and 10 of the adopted North Northamptonshire Core Spatial Strategy and Saved Policies G6, H4 and H9 of the adopted Wellingborough Local Plan.

19. COUNTY COUNCIL APPLICATION

1. WP/15/00162/CRA

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/15/00162/CRA, for the installation of single mobile classroom at Ecton County Primary School, West Street, Ecton for Mr A Myers.

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 08/05/2015, subject to conditions, and that no objection be raised to the proposed development.

20. 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, (Minute 4), be noted.

21. PLANNING APPEAL DECISION

RESOLVED to note the annexed circulated decision letter dated 21/04/2015, in respect of a proposed development of three residential dwellings with access off Green Lane, Isham with all matters reserved, which was dismissed.

Chairman

The meeting closed at 9:52 pm.

COUNCIL MEETING – 21 JULY 2015

REPORT OF THE LICENSING SUB-COMMITTEE

23 April 2015

Present: Councillors Simmons (chairman), Bass and Morrall.

Also present: Mr G Hollands, District Law, Mrs A Wilcox, Principal Health Protection/Licensing Manager, Mr M O'Donnell, Senior Environmental Health Officer and Mrs C A Mundy, Democratic Services Officer.

(The hearing commenced at 1pm.)

1. APPOINTMENT OF CHAIRMAN

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

The chairman welcomed Mr Brook and Mr Tomkins to the hearing and introduced everyone in attendance.

2. APPLICATION FOR AN EXEMPTION FROM THE VEHICLE AGE POLICY RELATING TO PRIVATE HIRE VEHICLES

The Principal Health Protection/Licensing Manager explained that Six40 Cabs had applied to licence a vehicle as a private hire vehicle. The licence was first registered on 14 December 2001 and is therefore over five years old. The policy stated that a vehicle shall be no older than five years from the first day of registration on the initial application to the council.

The vehicle was licensed with the authority as a hackney carriage vehicle and a request had been made to transfer the licence to a private hire vehicle. A transfer licence was mistakenly issued and the owner had complied with the council regulations.

The vehicle had been checked by VoSA and this had highlighted a number of issues which had been rectified. Four letters of concern had been received regarding whether the vehicle had a M1 Certificate and over its age. These had been circulated to the members of the committee.

The chairman asked Mr Brook if he wished to address the sub-committee.

Mr Brooks informed the meeting that he had purchased the vehicle as a Hackney Carriage but that two of his drivers had failed the test and could not reapply for three months. He had sought advice about transferring the licence to a private hire vehicle, once this had been agreed he sprayed the vehicle white and carried out cosmetic work. He had been using the vehicle for a number of weeks and had employed a driver. If the licence wasn't granted disabled access would be lost and a driver would be unemployed.

The chairman asked councillors if they wished to ask any questions.

Councillor Bass asked when the vehicle had been sprayed. Mr Brooks confirmed that it had been around seven weeks ago following the advice from the council.

Councillor Simmons asked how much had been spent on the vehicle and how much it would be worth currently on the open market. Mr Brooks had spent around £3,500 on the vehicle and believed it would now be worth around £1500.

Councillor Bass asked for confirmation as to whether an M1 certificate had been or could be obtained. Mr Brooks said he could obtain a certificate but that this would cost another £500. His colleague Mr Tomkins commented that the vehicle must have initially had an M1 Certificate or it would not have been able to be licensed for use as a hackney carriage.

The licensing manager clarified that there was no evidence, one way or the other on the council files, regarding whether an M1 certificate had been received.

The chairman adjourned the meeting at 1.30pm.

The chairman reconvened the meeting at 2pm and asked Mr Hollands to inform the applicant of the decision.

Decision:

RESOLVED that the vehicle be granted a private hire vehicle licence.

Reasons for decision:

1. The committee considered the report, written representations from other persons and the oral representations from the applicant.
2. It took into account the council's policy which required that a vehicle be less than five years old on first application
3. It agreed, however, to grant the licence because a departure from the policy was justified for the following reasons:
 - (a) The vehicle had previously been licensed as a hackney carriage vehicle and there was no material differences in the standards;
 - (b) Due to an error the applicant repainted the vehicle for private hire use on the advice of the council;
 - (c) The absence of an M1 certificate was not material having regard to the evidence of safety compliance in possession of the council.

The chairman closed the meeting at 2.10pm.

Chairman