

COUNCIL MEETING – 17 APRIL 2018

REPORT OF THE PLANNING COMMITTEE

21 February 2018

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Graves, Hallam, G Lawman, Lloyd, Scarborough and York.

Miss J Thomas (Director), Mrs D Kirk (Interim Senior Development Management Officer), Miss K Skingley (Development Management Officer), Ms E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillors Abram and Harrington attended the meeting as observers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Maguire and Stevenson.

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
Lawman	8	WP/17/0682/FUL	Registerable – Is a director and governor of Hatton Academy Trust
Scarborough	8	WP/17/0682/FUL	Registerable – Is a chairman of governors at Rowan Gate Primary School which has substantial business dealings with Hatton Academy Trust

3. CONFIRMATION OF MINUTES – 21 FEBRUARY 2018

RESOLVED that the minutes of the planning committee held on 21 February 2018, be confirmed and signed.

4. REPORT OF THE DIRECTOR

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

5. PLANNING APPLICATION WP/17/00717/FUL – 27 DODDINGTON ROAD, EARLS BARTON

The annexed circulated report of the director was received, on planning application WP/17/00717/FUL, for a new driveway and shared access stairs at 27 Doddington Road, Earls Barton for Mr J Maddy.

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 director recommended that the planning application be refused for the reasons set out in the report.

The site viewing group visited the site on 20/02/2018 and a record of the visit was set out in the circulated notes.

The chairman then invited the committee to determine the application.

Members agreed with the officer's recommendation and it was proposed by Councillor Ward and seconded by Councillor Aslam that the planning application be refused.

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

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

1. The supporting information which accompanied the application does not satisfactorily demonstrate the extent of the excavation required over the steep bank or front garden or provide satisfactory details of any retaining walls including structural calculations, that a 1.15 gradient could be achieved within the parking area and access drive or details that vehicular to pedestrian visibility splays are achievable. The proposed development would not provide a satisfactory means of access, provision for on plot parking and manoeuvring in accordance with the highway standards for a new vehicular access onto a classified road and would introduce obstructive features into the highway verge to the detriment of highway and pedestrian safety. The proposed development would not be in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.
2. The proposed development would by reason of its scale, form, extensive excavation, engineering works and proposed retaining structures result in demonstrable harm to the existing landscape setting and the character and appearance of the immediate and wider area. It is considered that the proposed development if implemented would appear as an incongruous feature in the street scene in this part of Doddington Road and would not respond to the sites immediate or wider setting. The proposed development would be contrary to policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

6. PLANNING APPLICATION WP/18/00010/FUL – 1 THE LEYS, ORLINGBURY

The annexed circulated report of the director was received, on planning application WP/18/00010/FUL, for a two storey side and rear and single storey front and rear extensions – re-submission at 1 The Leys, Orlingbury for Mr W Warren.

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 director recommended that the planning application be approved subject to the conditions set out in the report.

Requests to address the meeting had been received from two objectors.

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 about the impact of the development on neighbouring properties in relation to privacy, loss of light and overlooking. They considered it to be overdevelopment and inappropriate in its setting and locality.

The chairman then invited the committee to determine the application.

The site viewing group made several comments about their visit. It was commented that when you looked around the location there were different designs and some had large extensions. They did have concerns about the white rendering to the upper floor and felt an alternative colour could be used. Concerns were raised about the loss of amenity to the houses in Isham Road. It was proposed that a landscape condition should be included for the reasons of privacy and overlooking to neighbouring properties.

Some members considered it was overdevelopment of the site and had concerns about the impact on the character of the area and loss of amenity and overlooking to neighbouring properties.

It was proposed by Councillor Hallam and seconded by Councillor Scarborough that the planning application be refused due to overdevelopment, amenity effect on neighbouring properties, overlooking and being out of character for the area.

On being put to the vote, the motion for refusal was carried by seven votes with two votes for approval.

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

1. The proposed extension by virtue of its scale and design would result in an overdevelopment of the site. This would create a dominant and discordant addition to the existing dwellinghouse and as a result would be harmful to the appearance of the immediate street scene and the surrounding area. The proposal is therefore contrary to policy 8 (d) (i)

and (ii) of the North Northamptonshire Joint Core Strategy.

2. The proposed extension by virtue of its scale and design would have an overly harmful effect on the occupiers of number 24, 22, and 20 Isham Road and number 2 The Leys by way of an overbearing impact, and unacceptable overlooking and loss of privacy. As a result, the proposal is contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

7. PLANNING APPLICATION WP/16/00566/FUL – 44 AND 46 CROYLAND ROAD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/16/00566/FUL, for the demolition of nos. 44 and 46, erection of 17 apartments, comprising 11 no. 2 bedroom and 6 no. 1 bedroom apartments, associated parking and landscaping. Additional information at 44 and 46 Croyland Road, Wellingborough for Karby Developments 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 director recommended that the planning application be approved subject to the conditions set out in the report.

The chairman then invited the committee to determine the application.

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

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plan ref KAB021/OL/001 rev c deposited with the local planning authority on the 14 September 2016.

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

3. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by DSA dated May 2017) have been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved

details before the development is completed. The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and policy 5 of the Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

4. No development shall take place until a scheme for the maintenance and upkeep of the surface water drainage system proposed for that development site has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. The maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To ensure the future maintenance of drainage systems associated with the development and to comply with policy 5 of the North Northamptonshire Joint Core Strategy.

5. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

6. Prior to construction, the developer shall undertake:
 - a) A preliminary risk assessment; should the preliminary risk assessment identify the need for further investigation,
 - b) A site investigation scheme to provide a detailed assessment of the risk to all receptors, including off site receptors.
 - c) A remediation proposals based on the results of the site investigation and risk assessment in b) above giving full details of remediation required.

The preliminary risk assessment, site investigation and remediation proposals shall be agreed with the local planning authority. On

completion of the remediation but before the site is first occupied the developer shall:

d) Provide a verification report to demonstrate the completion of the works set out in the agreed remediation proposals in c) above.

Reference shall be had to Environment Agency Guide CLR11 Model procedures for the management of land contamination available at <https://www.gov.uk/government/publications/managing-land-contamination>

Reason: In order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the Joint Core Strategy.

7. Prior to the commencement of any demolition on site a 'demolition method statement' shall be submitted to, and approved by, the local planning authority. The method statement should include details of the following -

- haulage routes
- a demolition or refurbishment asbestos survey
- likely noise levels to be generated from plant
- details of any noise screening measures
- proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded.
- likely dust levels to be generated and any screening measures to be employed
- proposals for monitoring dust and controlling unacceptable releases such as asbestos
- wheel washing facilities and facilities for discharging the water

Reason: In order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the Joint Core Strategy.

8. No development shall take place until a site specific 'construction environmental management plan' has been submitted to and approved in writing by the local planning authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and lighting. The plan should include, but not be limited to:

- procedures for maintaining good public relations including complaint management, public consultation and liaison.
- arrangements for liaison with the councils environmental protection team.
- all works and ancillary operations which are audible at the site boundary shall be carried out only between the hours of 0800 Hours and 1800 Hours on Mondays to Fridays and 0800 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

- deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and disturbance from construction works.
- procedures for emergency deviation of the agreed working hours.
- the Borough Council of Wellingborough encourages all contractors to be 'Considerate Contractors ' when working in our district by being aware of the needs of neighbours and the environment.
- control measures for dust and other air-borne pollutants.
- measures for controlling the use of site lighting whether required for safe working or for security purposes.

The approved construction management plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In order to safeguard the amenities of nearby occupiers in accordance with policy 8 (e) (i) of the Joint Core Strategy.

9. The development hereby approved shall incorporate measures to minimise the risk of crime and meet specific security needs of the site. The security measures shall achieve the secured by design accreditation awarded by Northamptonshire police. Written confirmation of these measures is to be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented prior to the completion of the development.

Reason: In the interests of security and reducing the risk of crime in accordance with policy 8 (e) (iv) of the Joint Core Strategy.

10. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved in writing by the local planning authority before construction commences. 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 and to comply with policy 8 (d) (ii) and 3 (e) of the Joint Core Strategy.

(Councillor Scarborough left the room for the following application having declared a registerable and other interest).

8. PLANNING APPLICATION WP/17/00682/FUL – SIR CHRISTOPHER HATTON SCHOOL, THE PYGHTLE, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00682/FUL, including late letters, for the construction of new teaching block and all associated external works at Sir Christopher Hatton School, The Pyghtle, Wellingborough for Mr C Hinds.

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 director recommended that the planning application be approved subject to the conditions set out in the report.

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

Councillor Graham Lawman also requested to speak in his capacity as a director and governor of Hatton Academy Trust. At the start of the meeting Councillor Lawman declared a registerable interest and confirmed that after he had spoken he would leave the room. Councillor Lawman was listed to speak as Mr G Lawman as he was not speaking in his capacity as a councillor but as a director and governor of the school.

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

Mr Lawman supported the planning application. He stated that he also fully supported Wrenn Academy in its journey and there was no equivalent hall like Wrenn Academy has at Hatton Academy Trust. He added that this planning application proposal was needed and justifiable as the school was oversubscribed and the expansion of the sixth form would help the viability of the school.

(Councillor Lawman then left the room having declared a registerable interest).

One of the objectors had concerns about the planning application and the substantial increase this would bring with the number of pupils with a 36% increase in sixth form students. The proposed increase in the size of the school would add to the parking and traffic issues already experienced on The Pyghtle. The objector would like to see on site parking at the school for all users and including sixth form students.

The other objector stated that there is no requirement for this development as there was sufficient capacity within other senior schools and Wrenn Academy could accommodate these students. He felt that the planning application should be refused and a cheaper and alternative option be considered.

The applicant spoke and stated that Northamptonshire Highways had no objections and that the school discourages pupils from driving to school. In relation to a revised travel plan he stated that the position with sixth form

students could be looked into. He added that there was a waiting list for 2018 for 100 pupils waiting to come to the school.

The agent then addressed the members with any matters of clarification. He confirmed that students were not permitted to drive onto the site. A travel plan could be conditioned.

The chairman then invited the committee to determine the application.

With regard to the objector's comments in relation to other schools being able to accommodate more pupils the chairman stated that this was not a planning matter and that the committee were looking at the site, building and problems with traffic.

A comment was made by a member that the entrance to the school was difficult as was finding a parking space on the site. With sixth form students being unable to bring cars onto the site it was hoped that arrangements could be reviewed within a revised travel plan.

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

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

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

1. The development should accord with the following drawing numbers:

6671 01 Rev A (topographical survey received 2 November 2017;
6671 02 Rev A (location plan scale 1:1250) received 2 November 2017;
6671 10 Rev A (proposed ground floor plan) received 2 November 2017;
6671 11 Rev A (proposed first floor layout plan) received 2 November 2017;
6671 12 Rev A (proposed roof layout) received 2 November 2017;
6671 14 Rev A (proposed elevations) received 2 November 2017;
6671 15 Rev A (sketch section) received 2 November 2017;
6671 16 Rev A (proposed site layout) received 2 November 2017;
6671 17 Rev A (block plan scale 1:500) received 2 November 2017;
6671 18 Rev A (external works 1) received 2 November 2017;
6671 19 Rev A (external works 2) received 2 November 2017;
6671 20 Rev A (internal works to existing science block) received 2 November 2017;
6671 21 Rev A (sections 1) received 2 November 2017;
6671 22 Rev A (sections 2) received 2 November 2017.

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

2. 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 S51 of the Planning and Compulsory Purchase Act 2004.

3. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority prior to construction. The approved samples shall thereafter be implemented unless alternative external samples are agreed in writing by the local planning authority.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. No development shall take place including any works of demolition until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include site procedures to be adopted during the course of construction including:

- working hours;
- procedures for emergency deviation of the agreed working hours;
- routes for construction traffic;
- the hours of working for construction deliveries;
- method of prevention of mud being carried onto highway;
- location of site compound;
- lighting and security;
- control of dust and other emissions;
- proposed temporary traffic restrictions;
- parking of vehicle of site operatives and visitors.

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

Reason: To ensure there are adequate mitigation measures in place and in the interests of amenities of existing and future residents in accordance with policy 8 (b) (ii), 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing and proposed finished levels or contours; areas of hard surfacing materials; details of the siting, area, height and covering of the landscaped bund; pedestrian access and circulation areas; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or

diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out in the first planting season after the first occupation of the hereby approved extension.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

6. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

7. The hereby approved extension to the school shall not be occupied until an updated full Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the local planning authority. The approved updated Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

8. Construction works above slab level shall not commence until there has been submitted to and approved in writing, by the local planning authority, details of the means of ventilation for the extraction and dispersal of odorous smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish. The approved scheme shall be installed before the use of the extension to the school hereby permitted commences and thereafter shall be permanently retained and maintained in accordance with the specified scheme.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

9. The hereby approved extension to the school shall not be occupied until a report detailing the extended lighting scheme and predicted light

levels at neighbouring residential properties has been submitted to and been approved in writing by the local planning authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. No construction works shall take place above slab level until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the local planning authority. The scheme shall include details of a bird and bat mitigation strategy and details of native planting of trees and shrubs on the proposed bund and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

11. No hardstanding-areas shall be constructed until the works have been carried out in accordance with the surface water drainage strategy approved under condition 1 of this planning permission.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with condition 5 of the North Northamptonshire Joint Core Strategy.

(Councillors Lawman and Scarborough re-joined the meeting).

9. PLANNING APPLICATION WP/18/00032/FUL – 7 TOWNLEY WAY, EARLS BARTON

The annexed circulated report of the director was received, on planning application WP/18/00032/FUL, for a proposed two storey extension at 7 Townley Way, Earls Barton for Mr N Gough.

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 director recommended that the planning application be approved subject to the conditions set out in the report.

The chairman reported that under normal circumstances this planning application would have been dealt with under delegated powers but as this application was submitted by a relative of a member of the council, the application had to be brought before the planning committee.

The chairman then invited the committee to determine the application.

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

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out other than in accord with the following details:

Proposed plans and elevations G/614/02C received on 7th February 2018.

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

3. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: To ensure that the extension matches the external appearance of the existing building and thereby maintains the visual quality of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. The car parking and access areas shown on the plan hereby approved shall be completed and surfaced in a bound material with a positive means of drainage where it adjoins the back edge of the footway, prior to the first occupation of the extension hereby permitted.

Reason: In the interests of highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to first occupation of the extension hereby permitted, the pedestrian visibility splay shown on the approved drawing shall be provided to the north side of the vehicular access. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above footway level.

Reason: In the interests of highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

10. PLANNING APPLICATION WP/18/00039/EXT – HANWOOD PARK,

**BARTON ROAD, WARKTON LANE AND CRANFORD ROAD (LAND OFF),
BARTON SEAGRAVE**

The annexed circulated report of the director was received, on planning application WP/18/00039/EXT, for a S.73 Application (EIA): Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads and associated infrastructure at Hanwood Park, Barton Road, Warkton Lane and Cranford Road (land off), Barton Seagrave for Mr Wordie on behalf of Hanwood Park LLP.

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

This is an external consultation for development on land in an adjoining authority – Kettering Borough Council.

The director recommended that no objections be raised to the planning application.

The chairman then invited the committee to determine the application.

Councillor Hallam had concerns about the increase in traffic coming through villages. He added that he would like to see a significant contribution from Kettering for the shortfall for the Isham by-pass. The chairman responded that it would not be possible and could not be a reason to raise any objection.

It was proposed by the chairman to the members that no objections be raised and this was carried.

RESOLVED that no objections be raised.

(Councillors Abram and Harrington left the meeting).

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

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

12. PLANNING APPEAL DECISION

RESOLVED to note the following annexed circulated decision letter dated:

- (i) 16/01/2018, in respect of a proposed development for the erection of one pair of semi-detached three bedroom houses, together with boundary walls, cycle parking, refuse storage and alterations to car park served by improved access from Church Street at The Lilacs, 39 Church Street, Isham, which was dismissed.

13. ANY OTHER ITEM THAT THE CHAIRMAN DECIDES IS URGENT

The chairman announced that the planning committee scheduled for 11 April 2018 had been rescheduled to 18 April 2018 due to the council chamber being used for the local plan examination.

Chairman

The meeting closed at 7.50pm

COUNCIL MEETING – 17 APRIL 2018

REPORT OF THE PLANNING COMMITTEE

14 March 2018

Present: Councillors Morrall (Chairman), Ward (Vice-Chairman), Aslam, Graves, Hallam, G Lawman, Maguire, Scarborough, Stevenson and York.

Miss J Thomas (Director), Mrs D Kirk (Interim Senior Development Management Officer), Mrs L Jelley (Interim Development Management Officer), Mrs H Edwards (Legal Adviser), Mrs F Webber (Landscape Officer) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Carr attended as a speaker and Councillor Griffiths as an observer).

1. APOLOGIES FOR ABSENCE

The chairman welcomed Councillor Stevenson back from maternity leave.

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

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 item:

Councillor	Minute No	Item	Description of Interest
Maguire	9	WP/18/00012/FUL	Other – He is the ward councillor and supporter of the planning application

3. CONFIRMATION OF MINUTES – 21 FEBRUARY 2018

RESOLVED that the minutes of the planning committee held on 21 February 2018, be confirmed and signed.

4. TREE PRESERVATION ORDER – 30 RECTORY LANE, ORLINGBURY

The annexed circulated report of the director was received, to consider the objections which had been made to the Borough Council of Wellingborough (30 Rectory Lane, Orlingbury) Tree Preservation Order (TPO) and whether or not the TPO should be confirmed.

The Tree Preservation Order (TPO) was made after a section 211 notice had been served for the removal of two conifers from the garden of 30 Rectory Lane, Orlingbury. In the ensuing discussion the owners indicated that their objections to protecting the cedar tree referenced T1 would be removed, but the objection to the false cypress reference T2 had been maintained. The options are to confirm the TPO with the false cypress or with the modification of excluding it.

The owners objected to the TPO, but subsequently they indicated that they were prepared to remove their objection to the protection of the cedar tree, but still maintain that the false cypress should be removed. Their opinion had been supported by an arboricultural consultant whose report included the tree evaluation form which was included as an appendices to this report.

A site meeting was arranged with the arboricultural consultant, the owner and the landscape officer to look again at the condition of the false cypress tree because the evaluation form suggested that there was a risk of branches breaking out from the mid-crown.

It appeared that the reasons for removing the tree related as much to the perceived effects of the tree on the property as the alleged lack of visual amenity value.

The site viewing group viewed the trees during their site visit on 13/03/2018.

A request to address the meeting had been received from the owner of 30 Rectory Lane.

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

The speaker explained that this property was last modernised in 1973. He had consulted a surveyor who had commented that the cypress conifer was pointless and unsightly. Two tree surgeons had also given the owner advice. He added that he challenges the visual amenity value and stated that you can only see the top half of the tree from Rectory Lane. He reported that there was a larger garden behind his property with trees. The speaker commented that he has children and had concerns about the tree falling.

The chairman then invited the committee to determine the application.

Members supported the views of the council's landscape officer. The site viewing group considered the cypress tree to be further away from the house than they had imagined and felt the tree was a landmark in that area.

It was proposed by Councillor Hallam and seconded by Councillor Ward that the TPO be confirmed as made and without the modification of excluding the false cypress.

On being put to the vote, the motion for approval was carried by eight votes and two abstentions.

RESOLVED that the Tree Preservation Order (TPO) be confirmed as made and without the modification of excluding the false cypress.

5. REPORT OF THE DIRECTOR

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

6. PLANNING APPLICATION WP/17/00587/FUL – LAND NEAR 19 HARDWICK VILLAGE, HARDWICK

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00587/FUL, for the demolition of existing barns and erection of two detached dwellings on land near 19 Hardwick Village, Hardwick for Mr R Reynolds.

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 director recommended that the planning application be refused for the reasons set out in the report.

The site viewing group visited the site on 13/03/2018 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from two objectors, two supporters, the applicant and the agent. One of the objectors decided not to speak as the other objector had included her comments in his address.

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

The objector stated that the single track to the proposal was not suitable. He added that the proposal would adversely impact on the owner of a horse livery business which had been running for 25 years. If the planning application was approved it could result in the family and business having to relocate to new premises. The speaker stated that the proposal was against planning policy and would set a precedent.

One of the supporters who spoke was a contract farmer who was familiar with the barns. He stated that the barns were old, semi-derelict buildings that did not have the capacity to hold grain or harvest and were unable to store and lock away fertiliser. The speaker added that the access was small and difficult for articulated lorries which were used to remove grain and locals were asked to move their vehicles. Due to this reason the speaker felt he was causing problems by using this site and that the relocation of the yard would be a more elegant solution.

The other supporter welcomed the two new homes to the village and felt the barns were not fit for purpose with today's modern agricultural needs. She commented that the houses would be screened so no-one would be affected and that Hardwick no longer had a village boundary. She considered the proposal to be in keeping with the houses on the same road and there would be no associated agricultural traffic. She strongly supported the planning application.

The applicant spoke and explained as a result of a division of family land he had lost his grain store and wanted to replace it. He added that approval would be needed for this planning application for the new farm building to be funded. He felt that the houses would complement the village and he could then continue to farm, enhance and run his business.

The agent spoke and stated that due to the recent division of the farm land, the applicant had no grain store and needed to bring funding in to build a new agricultural barn. He referred to paragraph 55 of the NPPF which was referred to in the officer's report and focusses purely on the special circumstances of exceptional quality or innovation design which would permit a development against the presumption of avoiding new isolated homes in the countryside. He also referred to a recent High Court decision relating to the definition of isolated dwellings. The agent added that the access would provide a turning head for vehicles. He advised as well as promoting sustainable development, housing should be located where it would enhance or maintain the vitality of rural communities. It also allows that, where development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting, it may be permitted. The agent also referred to permitted development rights permitting agricultural barns to be converted into residential units.

The chairman then invited the committee to determine the application.

Members had concerns that the proposal would set a precedent and if approved would take away the protection of Hardwick village. It was commented that it was outside the village policy line in open countryside and could also set a dangerous precedent not only in Hardwick but also within the borough. A site viewing member would prefer to have seen the access re-routed to gain access from the rear of the site. Members did have sympathy with the applicant as his proposal for a new agricultural barn could not happen without the approval of this planning application but the legal adviser confirmed that this was not a relevant material planning consideration.

A member sought clarification as to whether there was a village policy line. The interim development management officer referred members to the comments made by the council's planning policy officer in the report. She confirmed that the adopted Wellingborough Local Plan identifies a village boundary line for Hardwick (Policy G4) and this proposal site sits outside this line. Hardwick is considered a restricted infill village in the adopted Wellingborough Local Plan, which permits small scale infill development within the village boundary. It should be noted that the emerging Publication plan for the borough of Wellingborough does not identify a policy line for Hardwick and that is because it is considered a 'restraint village' where development would normally be restricted to the re-use or conversion of suitable buildings. The Wellingborough Local Plan and the Emerging PBW both therefore class this proposal site as

open countryside.

Councillor Lawman stated that he proposed an adoption for the approval of the planning application as he considered it was not isolated, was a better use of the site and he would not want the farm being unable to produce.

It was then proposed by Councillor Hallam and seconded by Councillor Maguire that the planning application be refused.

On being put to the vote, the motion for refusal was carried by seven votes for refusal, two against and one abstention.

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

1. The site is located within open countryside, in an unsustainable location. The proposal does not meet a locally arising need, does not provide for affordable housing and is not considered to be a rural exception site or single plot affordable exception site. The proposal is therefore considered to be contrary to policies 1, 8, 13 and 25 of the Joint Core Strategy, saved policy G4 of the Borough of Wellingborough Local Plan and policies SS1 and H6 of the Publication Plan of the emerging Plan for the Borough of Wellingborough.
2. The proposal does not satisfactorily demonstrate that the design and architectural quality of the proposal is truly outstanding and innovative in line with paragraph 55 of the National Planning Policy Framework. The scheme also lacks sufficient information or justification that sustainable design measures would exceed the requirements contained within policies 9 and 13 of the Joint Core Strategy. In design terms therefore, the proposal for two dwellings within open countryside does not comply with the more rigorous standards applied to development when considered against the protection that is afforded to open countryside. The proposal is therefore in conflict with policies 9 and 13 of the Joint Core Strategy and paragraph 55 of the National Planning Policy Framework.

7. PLANNING APPLICATION WP/17/00588/FUL – FIELD WEST OF 22 HARDWICK VILLAGE, HARDWICK

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00588/FUL, for the erection of agricultural barn and construction of access road for storage of grain, plant and machinery. Further information for Mr R Reynolds on field west of 22 Hardwick Village, Hardwick.

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 director recommended that the planning application be approved subject to the conditions set out in the report.

The interim development management officer informed members that the site plan in the report was incorrect but the correct plan was on the power point presentation for them to view.

The site viewing group visited the site on 13/03/2018 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a supporter, the applicant and the agent. The speakers declined to speak.

The chairman then invited the committee to determine the application.

The members supported the planning application commenting that it dipped away on the site and wouldn't be seen and would tackle the problems caused by agricultural traffic.

It was proposed by Councillor Hallam and seconded by Councillor Maguire that the planning application be approved.

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following details:
 - Site location plan drawing 3 received 22 September 2017
 - Elevations RF1013Rev6/11 received 22 September 2017
 - Proposed site layout 10395-002 received 31 January 2018
 - Swept Path analysis of a 16.5m articulated vehicle entering and exiting the site 10395-001 received 31 January 2018.

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

3. Prior to the construction of the development hereby permitted, the applicant shall submit details to the local planning authority for approval which show the security measures for the building hereby approved and evidence of remote monitoring of the site and how this will be adequately installed and maintained thereafter. The approved security measures shall be implemented prior to the building being used.

Reason: In order to reduce crime and disorder in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

4. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing

by the Local Planning Authority a scheme of established tree planting/landscaping provision, specifically along the eastern boundary of the site, together with measures for protection and maintenance. The approved scheme shall be implemented so that the tree planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted trees shall be maintained for five years and any trees removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: To protect and enhance the visual amenity of the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to occupation/use of the development hereby approved, the driveway and access area to the site must be paved with a hard bound surface for a minimum of 20 metres from the edge of the highway boundary in order to prevent loose material being carried onto the public highway.

Reason: In the interests of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

6. Prior to the occupation of the development hereby approved a positive means of drainage must be installed to ensure that surface water runoff from the driveway does not discharge onto the highway.

Reason: In the interests of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

7. The development hereby permitted shall be carried in out in accordance with the surface water drainage calculations as contained within the following details:
 - Microdrainage File 3540 Network calculations 1.pdf30.pdf100pdf dated 29 January 2018
 - Preliminary surface water drainage strategy layout drawing number 3540/01 dated December 2017 within surface water drainage strategy (ref 3540 SWDS V2.0).
 - Preliminary Surface Water Drainage Strategy drawing no 3540/02 dated December 2017 within surface water drainage strategy (ref 3540 SWDS V2.0) prepared by Ambiantal Environmental Assessments Limited.

Reason: In the interests of surface water drainage in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/17/00790/FUL – 1A MILNER ROAD, FINEDON

The annexed circulated report of the director was received, including late letters, on planning application WP/17/00790/FUL, for the demolition of

redundant ambulance station and erection of a terrace of three, three bedroom dwellings – Amended plans and parking survey at 1A Milner Road, Finedon 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 director recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 13/03/2018 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from the parish council and the agent. Prior to the meeting, the parish council had withdrawn their request to speak.

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

The agent stated that the planning application had four car parking spaces within the scheme and the site had been used as a day nursery. He added that it was sustainable with nearby shops and bus stops; highways had no objections on parking and the scheme blended well with the existing context.

The chairman then invited the committee to determine the application.

The ward councillor stated he had concerns as too did the parish council with three houses on this narrow site and he suggested a deferment, for two reasonable sized houses on this site, and Councillor Hallam concurred with this.

Other comments were made that three houses were overdevelopment and the current proposal was not in line with the front building line of the terraces in the street but they did acknowledge that the site needed developing. Members felt that two reasonable sized semi-detached homes would be more suited.

Members looked for an amicable agreement to be reached for the applicant and architect to look at a better scheme and hoped this would be economical, otherwise information on the viability of the scheme would need to be provided.

Councillor Graves supported the officer's recommendation stating that there was a shortage of those types of properties for young families and other people.

It was proposed by Councillor Morrall and seconded by Councillor Aslam that the planning application be deferred. This then became the substantive motion.

On being put to the vote, the motion for deferment was carried by nine votes for deferment and one abstention.

RESOLVED that the planning application be deferred for a better scheme for the site with two reasonably sized properties.

9. PLANNING APPLICATION WP/18/00012/FUL – THE NINETEENTH HOLE, 54 HIGH STREET, IRCHESTER

The annexed circulated report of the director was received, on planning application WP/18/00012/FUL, for the change of use/conversion of former public house (A4) to domestic dwelling (C3) at The Nineteenth Hole, 54 High Street, Irchester for Mr D Pitt.

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 director recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 13/03/2018 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a supporter, the applicant and Councillor Carr (ward councillor).

Councillor Maguire (ward councillor) who is a member of the planning committee also requested to speak as a supporter of the planning application. At the start of the meeting Councillor Maguire declared an other interest and confirmed that after he had spoken he would leave the room.

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

Councillor Maguire supported the planning application. He added that it was a shame pubs had to close but it would need a lot of money spending on it and was no longer viable. He welcomed it being a family home and for the proposal to look nice in the future and to see it come back to its former glory.

(Councillor Maguire then left the room having declared an other interest).

The supporter spoke and informed members that he was the former landlord. He confirmed that business had declined over the years. Over a two year period he had received some enquiries about the premises but no viable proposal was ever received.

The applicant reported that two properties in the village would be sold to enable this one to be purchased which would then result in others living in the village. He would be installing CCTV. The pub needed work doing to it and the applicant would like to rejuvenate the area and add to the historic value of the High Street.

Councillor Carr spoke and stated that he was 50/50 with his thoughts on this planning application. He referred to the Irchester Neighbourhood Plan which was undergoing examination and the joint core strategy protecting other aspects of community facilities. Councillor Carr was not aware that the pub had been up for sale. He felt the existing pub hadn't had investment put into it and referred to another village pub that was tenanted, that the owners requested improvements to, prior to taking on the tenancy, and following the improvements the business had now grown. Councillor Carr was pleased the pub was not going to be demolished and would be turned into a family home and that it could reopen in the future. He had concerns that once the planning application had been approved the car park area could have other dwellings built on it as it had the capacity to currently hold 25 cars.

The interim development management officer confirmed that in relation to dwellings on the car parking area and retaining visual impact, there were conditions restricting changes to the building, reassuring landscaping and all permitted development rights had been removed.

The chairman then invited the committee to determine the application.

Members were sad to see pubs close but welcomed the plans for a three generational family home. They liked the scheme and the rear being turned into a garden with plastic/artificial grass and the features of the pub remaining.

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

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following details:
 - OS plan - red line plan received 11 January 2018
 - OS plan ref TQRQM18011144729187 19th Hole - garden and parking area received 6 February 2018.
 - 54 High Street Irchester, floor area dimensions (sq metres) received 21 February 2018.
 - 54 High Street Irchester, ground floor plan, amended plan received 21 February 2018.
 - 54 High Street Irchester, first floor plan, amended plan received 21 February 2018.
 - 54 High Street Irchester, cellar plan, amended plan received 21 February 2018.

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

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 in writing by the local planning authority before construction commences. 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 and to comply with policy 8 (d) (ii) and 3 (e) of the Joint Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or reenacting that Order) no extension or enlargement (including additions to roofs) under Class A, B, C, D or E shall be made to the dwelling house hereby permitted or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this dwelling or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order) the premises shall only be used for the purposes specified in the application (dwellinghouse) and for no other purpose (including any other purpose in Class C3 on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any statutory instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class or permitted by the Town and Country Planning General Permitted Development Order 2015 are not acceptable to the local planning authority in this location because they need to be assessed on case by case basis with policies of the North Northamptonshire Joint Core Strategy (JCS) and the requirements of emerging policies within the Plan for the Borough of Wellingborough Publication Plan (Part 2 Local Plan) and the Irchester, Knuston and Little Irchester Neighbourhood Plan.

6. Prior to the occupation of the dwelling hereby permitted details shall be submitted to and approved in writing by the local planning authority which sets out how the existing hanging sign attached to the building shall be reused and retained for the purposes of an address reference.

Reason: In the interests of design and historical preservation in order to help reference the historical use of the site in accordance with policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

7. The development hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy

8. No development shall take place within the red line of the site 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 the emerging North Northamptonshire Joint Core Strategy policy 2d) and the NPPF at paragraph 141.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the local planning authority.

Reason: To retain garage/car space for parking purposes in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

10. PLANNING APPLICATION WP/17/00714/FUL – 48 WEST STREET, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/17/00714/FUL, for the demolition of structure to prevent ongoing vandalism and blight to the area. Plot is subject to potential redevelopment as part of High Street regeneration scheme for Mr Collins.

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 director recommended that the planning application be approved subject to the condition set out in the report.

The chairman then invited the committee to determine the application.

(Councillor Maguire re-joined the meeting).

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

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

11. PLANNING APPLICATION WP/18/00009/FUL – UNIT 2, 28 – 30 DENINGTON ROAD, WELLINGBOROUGH

The annexed circulated report of the director was received, on planning application WP/18/00009/FUL, for a change of use from warehouse and offices to dance school (D1) at Unit 2, 28 – 30 Denington Road, Wellingborough for Mr K French.

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 director recommended that the planning application be approved 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 and the committee was given the opportunity to ask questions of clarification.

The speaker stated that the dance school started off with 15 children and they now have 80. The dancers represent Wellingborough throughout the UK. They meet out of normal working hours with their main classes on Saturdays; the children are dropped off and picked up again. The current premises that they use are not secure and they need to guarantee the safeguarding of the children.

The chairman then invited the committee to determine the application.

Members welcomed and supported the scheme.

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

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

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

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

Reason: Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accord with plan number 402801 received on 15 January 2018.

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

3. Before the hereby permitted use is first commenced details of the intended vehicle drop-off and collection arrangements shall be submitted to the local planning authority for approval in writing. The approved details shall be implemented before the use commences and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

4. The use of the premises shall be as a dance school within class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use falling within that use class.

Reason: To prevent the use resorting to any other use within class D1 of the order without the permission of the local planning authority.

12. 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 director, in accordance with delegated powers; and appeal information as set out in the report of the director, (Minute 5), be noted.

13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

The chairman reminded the members again of the planning committee scheduled for 11 April 2018 being rescheduled to 18 April 2018.

Chairman

The meeting closed at 8.25pm