

COUNCIL MEETING – 15 OCTOBER 2019

REPORT OF THE PLANNING COMMITTEE

21 August 2019

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, Graves, Griffiths, Harrington, G Lawman, Maguire, Scarborough, Skittrall and Stevenson.

Miss J Thomas (Director of Place and Strategic Growth), Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Mr C Law (Senior Development Management Officer), Mrs E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Hallam attended the meeting as an observer and Councillors Carr and L Lawman as observers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

2. DECLARATIONS OF INTEREST

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 interests in the following items:

Councillor	Minute No	Item	Description of Interest
Aslam	5	WP/19/00273/FUL	Other - knew one of the speakers from the Wellingborough Interfaith Group
Graves	7	WP/19/00356/FUL	Other – knew the applicant
Griffiths	11	WP/19/00395/EXT	Other – would not vote on this planning application due to various meetings as Leader of the Council with the company behind Rushden Lakes prior to re-joining the planning committee (the chairman approved that Councillor Griffiths could remain in the room during the discussions and voting but would not take part in either)

Maguire	5	WP/19/00273/FUL	Other – knew one of the interested parties
G Lawman	5	WP/19/00273/FUL	Other – knew someone on the site visit
G Lawman	7	WP/19/00356/FUL	Registerable – knew the applicant as a fellow member of 41 Club
G Lawman	9	WP/19/00137/REM	Other – is a local resident
Morrall	5	WP/19/00273/FUL	Other – knew one of the interested parties
Scarborough	5	WP/19/00273/FUL	Other – knew one of the objectors present at site viewing

3. CONFIRMATION OF MINUTES – 17 JULY 2019

RESOLVED that the minutes of the planning committee held on 17 July 2019, be confirmed and signed.

4. REPORT OF THE DIRECTOR OF PLACE AND STRATEGIC GROWTH

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

5. PLANNING APPLICATION WP/19/00273/FUL – LAND BETWEEN 34 AND 34A CASTLE STREET, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00273/FUL, for a proposed 2.5 storey dwelling - re-submission following withdrawn application ref: WP/18/00748/FUL - changes to design and siting; and blocking up of side windows serving number 34 Castle Street (amended plans and description) on land between 34 and 34A Castle Street, Wellingborough for Holmwood Properties 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 of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

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

Councillor G Lawman proposed that the planning application be deferred for a parking survey to be carried out at 15:30 (during term time) and 19:30 when the Castle Theatre was in use. The deferral was seconded by Councillor Maguire. This became the substantive motion.

Due to the deferral the speakers did not speak. This would then allow them to do so when the planning application returns to the planning committee.

On being put to the vote, the motion for deferral was approved by 6 votes.

RESOLVED that the planning application be deferred for a parking survey to be carried out at 15:30 (during term time) and 19:30 when the Castle Theatre was in use.

6. PLANNING APPLICATION WP/19/00296/FUL – 37 MAIN ROAD, GRENDON

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00296/FUL, for the demolition of existing conservatory. Two storey side extension with a first floor balcony on side elevation. Single storey rear extension. Lower level garage extension. Interior and exterior alterations to include engineering works to garden to create a sunken terrace, lower deck, middle deck and upper deck with hot tub. Alterations to front terrace to include an additional stairway. Re-cladding of existing dwelling and replacement windows and doors at 37 Main Road, Grendon for Mr A Brown.

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 of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

The site viewing group considered there to be plenty of space for this proposal and felt it was sympathetic to existing buildings; they considered the impact on neighbouring properties and the loss of view of the Nene Valley from the cemetery to be minimal.

The chairman then invited the committee to determine the application.

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

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

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: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:
 - Drawing: 202 Rev 4 Proposed Elevations (Registered 24 July 2019)
 - Drawing: 100 Rev 3 Existing and Proposed Site Plan (Registered 16 May 2019)
 - Drawing: 101 Rev 2 Existing Floor Plan and Location Plan (Registered 16 May 2019)
 - Drawing: 102 Rev 3 Proposed Floor Plan and Section (Registered 16 May 2019)
 - Drawing: 502 Rev 1 Aerial Existing (Registered 16 May 2019)
 - Drawing: 503 Rev 3 Aerial Proposed (Registered 16 May 2019)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

3. Notwithstanding the approved drawings, no development shall take place above slab level until full details of soft landscape works along the northern boundary of the site have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown; Any proposed 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. All proposed soft landscape works shall be carried out within the first planting season upon substantial completion of the approved extension.

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.

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

4. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning

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

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

(Councillor G Lawman left the room for the following planning application having declared a registerable interest).

7. PLANNING APPLICATION WP/19/00356/FUL – 39 FAIRFIELD ROAD, ISHAM

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00356/FUL, for a proposed 2 bedroom single storey dwelling with off road parking and amenity space at 39 Fairfield Road, Isham for Mr M 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 director of place and strategic growth recommended that the planning application be refused for the reasons set out in the report.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

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

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

The objector who was representing the owner of 1 Ryehill Close stated that the access from Ryehill Close was narrow and there were already parking issues without the loss of two car parking spaces and the increase with visitor parking: He also raised concerns in relation to access for emergency service vehicles and the affect on amenity; the objector had concerns in relation to noise, dust and material deliveries during construction: He considered the proposal, that sits further forward of adjacent buildings, would affect the street scene; the objector referred to the five windows in the flank elevation of 1 Ryehill Close (three downstairs and two upstairs) which is opposite 39 Fairfield Road and considered the proposal would affect the sunlight received to habitable rooms at 1 Ryehill Close; he also had concerns for drainage of rain water affecting neighbouring properties.

The applicant spoke and reported that the proposal was for a single storey wheel chair friendly bungalow with adequate off road parking, which complied with standards and highways had not objected.

The site viewing group considered the proposal to be overdevelopment and the site too small for a second house. They felt the parking was contrived and difficult with the banjo style layout in the street. Members considered the proposal to be a detriment to the owner of 1 Ryehill Close who they felt would be severely overlooked. A comment was also made that it would affect the character of the area.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Skittall that the planning application be refused.

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

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

1. The creation of a new dwelling on garden land at the rear of 39 Fairfield Road, Isham would not respond to the site's immediate or wider context and would be out of character with the overall form and character of the area and would be detrimental to the street scene. This would be contrary to policies 8 (d) (i) and (ii) and 11 (2) (b) of the North Northamptonshire Joint Core Strategy.
2. The proposed development is an overdevelopment of the site. The creation of a new dwelling in the rear garden of number 39 Fairfield Road will result in a cramped and poorly designed form of development and would result in inadequate private amenity space for both the existing and proposed dwellings. This would be contrary to Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and advice contained in the National Planning Policy Framework.

(Councillor G Lawman returned to the room and the meeting).

8. PLANNING APPLICATION WP/19/00370/FUL – LAND ADJACENT 149 MAIN STREET, LITTLE HARROWDEN

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00370/FUL, for the erection of general purpose agricultural building, concrete apron, 2x1.5m access gates and 1.2m fencing enclosure. Improvements to existing access to increase the width of the vehicular access to 7m and provide 15m of off-road waiting in front of the newly located gates on land adjacent 149 Main Street, Little Harrowden for James Farms 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 of place and strategic growth recommended that the planning application be granted permission subject to the conditions set out in the report.

The site viewing group visited the site on 20/08/2019 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the ward councillor (Councillor Hallam).

Councillor Hallam did not speak as he was happy with the additional condition in the late letters' list to restrict the use for agricultural purposes only.

The site viewing group were also happy with the additional condition. They welcomed the need to leave more room for the vehicles to access and exit the entrance by setting the gate back by 15 metres, away from the road, and to help road traffic to know the site was there. A comment was also made that the trees would mask the development. Members looked to the ward councillor to discuss with the parish council and county councillor to move the 30mph sign limit as you approach the sharp bend from Hill Top to the other side of the bend, in order to slow down any traffic before it reaches the bend.

The chairman then invited the committee to determine the application.

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

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

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

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

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:
1:2500 received 19 June 2019
19-052-01 received 19 June 2019
19-052-02 received 19 June 2019

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

3. The building hereby approved shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990 and if at any time the building ceases to be used or required for such purpose it shall be removed and the site re-instated in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

Reason: To ensure that the building is used for agricultural purposes only since it lies within a rural area where restrictive planning policies apply and where only that development needed to meet the essential requirements of the locality is permitted.

4. 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 the emerging North Northamptonshire Joint Core Strategy policy 2 (d) and the National Planning Policy Framework at paragraph 199.

9. PLANNING APPLICATION WP/19/00137/REM – SITE R1 & R2 W NORTH, NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the director of place and strategic growth, was received, including late letters, on planning application WP/19/00137/REM, for a reserved matters application pursuant to conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments and details of street furniture and lighting; 4 (A) (a) layout, design and specification of drainage infrastructure; 4 (a) (b) detailed survey of existing ground levels, details of any proposed alterations to existing ground levels, the final ground level of the development and the finished floor levels of the buildings; 4 (A) (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 6 (accordance with the planning application development framework plan); 12 (landscape maintenance plan); 19 (foul water); 20 (surface water). 23 (sustainability statement/assessment); 31 (nationally described space standards) and 32 (national accessibility standards) of planning application WP/16/00271/VAR for 199 dwellings amended and additional plans and documents on Site R1 and R2 W North, Niort Way, Wellingborough for BDW Trading Ltd.

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 of place and strategic growth recommended that subject to any comments from Anglian Water, the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping, subject to the conditions set out in the report.

In addition to the recommendation the senior development management officer reported the partial discharge of conditions 4(a), (b) and (c), 4 (A) (a), (b), (c), 12, 19, 20, 23, 31 and 6 of variation to the planning permission WP/16/00271/VAR and the imposition of an additional condition in relation to details of electric charging points.

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

The applicant (BDW Trading Ltd) was excited to be on site shortly and thanked Debbie Kirk the planning officer for her hard work in getting the planning application to this stage.

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

The chairman then invited the committee to determine the application.

A member made the comment that there was a chronic shortage of houses and members were keen to see this development delivered.

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

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

RESOLVED that the planning application be approved subject to any comments from Anglian Water, the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the drawings/details of which are also approved as submission of details for sub phases R1 and R2 pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:
PARNI -MCB-ZZ-ZZ-DR-A-0220 D5 - P2 (site location plan) received 11 March 2019;
PARNI -MCB-ZZ-ZZ-DR-A-0230 D5 - P12 (site layout plan) received 19 July 2019; (Condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0231 D5 - P4 (external materials plan) received 19 July 2019; (Condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019; (Condition 4 (c));
PARNI -MCB-ZZ-ZZ-DR-A-0233 D5 - P3 (affordable tenure plan) received 19 July 2019; (Condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0234 D5 - P2 (refuse management plan) received 6 August 2019; (Condition 4 (A) (c));
PARNI -MCB-ZZ-ZZ-DR-A-0236 D5 - P2 (parking strategy plan) received 19 July 2019; (Condition 4 (b));
PARNI -MCB-ZZ-ZZ-DR-A-0133 D5 - P1 (checklist CAT 1 NDSS sample floor plan Ambersham) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0135 D5 - P1 (checklist CAT 1 NDSS sample floor plan Maldon) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0136 D5 - P3 (apartment ground floor plan Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0137 D5 - P3 (apartment first floor plan Ambersham & Maldon plots 110-115 as shown: plots 133-138 handed) received 19 July 2019; (condition 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0138 D5 - P3 (apartment second floor plan

Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0139 D5 - P2 (apartment elevations Ambersham & Maldon plots 110-115 as shown: plots 133-138 handed) received 19 July 2019; (Condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0140 D5 - P3 (apartment elevations Ambersham & Maldon plots 110-115 as shown plots 133-138 handed) received 19 July 2019; (Condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0141 D5 - P1 (checklist CAT 2 NDSS GF plan Roseberry) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0142 D5 - P1 (checklist CAT 2 FF plan Roseberry) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0143 D5 - P3 (house type plans and elevations Rosebury plot 139 as shown plot 140) received 19 July 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0144 D5 - P1 (checklist CAT 1 FF plan Alverton) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0145 D5 - P3 (house type plans and elevations Alverton plots 102, 128 as shown: plot 29 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0146 D5 - P3 (house type plans and elevations Alverton plots 143, 144, 149 as shown) received 19 July 2019; (conditions 4 (a) and 31); PARNI -MCB-ZZ-ZZ-DR-A-0147 D5 - P2 (house type plans and elevations Alverton plot 132 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0149 D5 - P1 (checklist CAT 1 NDSS GF plan Brandon) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0150 D5 - P1 (checklist CAT 1 NDSS FF plan Brandon) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0151 D5 - P2 (house type plans and elevations Brandon plots 107, 116, 151 as shown plots 109, 118, 152 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0152 D5 - P1 (checklist CAT 1 NDSS GF plan Moresby) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0153 D5 - P1 (checklist CAT 1 NDSS FF plan Moresby) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0154 D5 - P2 (house type plans and elevations Moresby plots 141 as shown plot 150 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0155 D5 - P1 (checklist CAT 1 NDSS GF plan Buchanan) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0156 D5 - P1 (checklist CAT 1 NDSS FF plan Buchanan) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0157 D5 - P2 (house type plans and elevations Buchanan plot 131 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0158 D5 - P1 (checklist CAT 1 NDSS GF plan Maidstone) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0159 D5 - P1 (checklist CAT 1 NDSS FF plan Maidstone) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0161 D5 - P1 (checklist CAT 2 NDSS GF plan Folkstone) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0160 D5 - P3 (house type plans and elevations Maidstone plots 74, 78, 87, 126, 127 as shown plots 73, 77, 85, 86, 104 handed)

received 19 July 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0162 D5 - P1 (checklist CAT 2 NDSS FF plan Folkstone) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0163 D5 - P3 (house type plans and elevations Folkstone plots 34,44,50,160,164,167,171,199 as shown: plots 35,45,159,161,163,165,166,170,198 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0164 D5 - P1 (checklist CAT 2 NDSS GF plan Ennerdale) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0165 D5 - P1 (checklist CAT 2 NDSS FF plan Ennerdale) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0166 D5 - P3 (house type plans and elevations Ennerdale plot 51 as shown: plot 162 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0167 D5 - P1 (checklist CAT 1 NDSS GF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0168 D5 - P1 (checklist CAT 1 NDSS FF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0169 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Norbury) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0170 D5 - P2 (house type plans and elevations Norbury plots 3,5,6,10,23,53,58,186 as shown: plots 2,4,9,24,27,57,61,177 as handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0172 D5 - P1 (checklist CAT 1 NDSS GF plan Lutterworth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0173 D5 - P1 (checklist CAT 1 NDSS FF plan Lutterworth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0174 D5 - P2 (house type plans and elevations Lutterworth plots 130,153 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0175 D5 - P1 (checklist CAT 1 NDSS GF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0176 D5 - P1 (checklist CAT 1 NDSS FF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0177 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Kingsville) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0178 D5 - P2 (house type plans and elevations Kingsville plots 26,55,56,60,178, 180,182, 184 as shown plots 25,54,59,179,181,183,185 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0179 D5 - P2 (house type plans and elevations Kingsville plots 65, 120,122,123 as shown plot 64, 121, 124 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0180 D5 - P1 (checklist CAT 1 NDSS GF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0181 D5 - P1 (checklist CAT 1 NDSS FF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0182 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Brentford) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0183 D5 - P2 (house type plans and elevations Brentford plots 11, 28, 62, 129, 176 as shown plots 1,22,52,187 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0185 D5 - P1 (checklist CAT 1 NDSS GF plan

Hemsworth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0186 D5 - P1 (checklist CAT 1 NDSS FF plan Hemsworth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0187 D5 - P2 (house type plans and elevations Hemsworth plot 195, 196 as shown) received 19 July 2019; (Condition 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0188 D5 - P3 (house type plans and elevations Hemsworth plots 17, 18 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0189 D5 - P1 (checklist CAT 1 NDSS GF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0190 D5 - P1 (checklist CAT 1 NDSS FF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0191 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Hesketh) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0192 D5 - P2 (house type plans and elevations Hesketh plot 119 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0193 D5 - P2 (house type plans and elevations Hesketh plots 70 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0194 D5 - P1 (checklist CAT 1 NDSS GF plan Windsor) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0195 D5 - P1 (checklist CAT 1 NDSS FF plan Windsor) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0196 D5 - P1 (checklist CAT 1 NDSS 2ndF plan Windsor) received 11 March 2019; (Condition 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0197 D5 - P2 (house type plans and elevations Windsor plots 7, 8 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0240 D5 - P4 (Illustrative streetscenes) received 19 July 2019; (condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0241 D5 - P3 (Illustrative streetscenes) received 19 July 2019; (condition 4 (a));
PARNI -MCB-ZZ-ZZ-DR-A-0242 D5 - P3 (illustrative section) received 19 July 2019; (Condition 4 (b));
PARNI -MCB-ZZ-ZZ-DR-A-0250 D5 - P1 (checklist CAT 1 NDSS GF plan Hale) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0251 D5 - P1 (checklist CAT 1 NDSS FF plan Hale) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0252 D5 - P2 (house type plans and elevations Hale plots 38,39, 40, 41 as shown) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0253 D5 - P3 (house type plans and elevations Hale plots 67,68 as shown plots 33,71,72,75,76,83,84 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0254 D5 - P1 (checklist CAT 1 NDSS GF plan Radleigh) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0255 D5 - P1 (checklist CAT 1 NDSS FF plan Radleigh) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0257 D5 - P2 (house type plans and elevations Radleigh plots 16, 69, 81, 174, 175,193 as shown plots 63, 80, 173 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0258 D5 - P1 (checklist CAT 1 NDSS GF plan Alnmouth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0259 D5 - P1 (checklist CAT 1 NDSS FF plan

Alnmouth) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0260 D5 - P2 (house type plans and elevations Alnmouth plots 42, 66, 82, 172, 194 as shown plots 15, 37, 79, 125, 197 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0261 D5 - P1 (house type plans and elevations Folkestone plot 190 as shown and plots 189, 191 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0262 D5 - P1 (house type plans and elevations Ennerdale plot 192 handed) received 19 July 2019 (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0263 D5 - P1 (house type plans and elevations Brandon plots 108, 117 as shown) received 19 July 2019 (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0270 D5 - P1 (checklist CAT 1 NDSS sample floor plan AF1) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0272 D5 - P2 (apartment plans AF1 plots 90, 101 as shown and plots 90-95 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0273 D5 - P2 (apartment elevations AF1 plots 96, 101 as shown, plots 90, 95 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0274 D5 - P2 (apartment elevations II AF1 plots 96, 101 as shown, plots 90-95 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0275 D5 - P1 (housetype plans & elevations type 50 plot 89 as shown plot 88 handed) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0276 D5 - P1 (checklist CAT 1 NDSS FF plan type 50) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0277 D5 - P3 (house type plans & elevations type 50, plot 89 as shown plot 88 as handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0278 D5 - P1 (checklist CAT 2 NDSS GF plan type 52) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0279 D5 - P1 (checklist CAT 2 NDSS FF plan type 52) received 11 March 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0280 D5 - P2 (housetype plans & elevations type 52 plot 106 handed) received 19 July 2019; (conditions 4 (a), 31 and 32);
PARNI -MCB-ZZ-ZZ-DR-A-0281 D5 - P1 (checklist CAT 1 NDSS GF plan type 55) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0282 D5 - P1 (checklist CAT 1 NDSS FF plan type 55) received 11 March 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0283 D5 - P2 (housetype plans & elevations type 55 plot 105 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0284 D5 - P3 (housetype plans & elevations Brandon plots 13,14,20,21,32,48 and 49 as shown plot 12, 19, 31, 47 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0285 D5 - P3 (house type plans & elevations Windsor plot 36 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0286 D5 - P2 (house type plans & elevations Buchanan plot 188 as shown plot 158 handed) received 19 July 2019; (conditions 4 (a) and 31);
PARNI -MCB-ZZ-ZZ-DR-A-0287 D5 - P3 (housetype plans & elevations Moresby plot 103 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0288 D5 - P3 (house type plans & elevations Buchanan as shown plots 168,142 handed) received 19 July 2019; (Condition 4 (a));

PARNI -MCB-ZZ-ZZ-DR-A-0290 D5 - P3 (house type plans & elevations Hesketh plot 48, 169 as shown plot 30, 43 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0291 D5 - P1 (apartment plans AF1 plots 96-101 as shown) received 11 March 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0292 D5 - P1 (apartment plans AF1 plots 96-101 as shown) received 11 March 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0293 D5 - P2 (housetype plans & elevations type 52 as shown plots 154, 156 as shown, plot 155, 157 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0294 D5 - P3 (housetype plans & elevations Roseberry as shown plots 145, 146 as shown, plot 147, 148 handed) received 19 July 2019; (conditions 4 (a) and 31);

PARNI -MCB-ZZ-ZZ-DR-A-0300 D5 - P1 (plans & elevations sub-station) received 19 July 2019; (Condition 4 (a));

PARNI -MCB-ZZ-ZZ-DR-A-0301 D5 - P1 (plans & elevations refuse & cycle storage plots 90-95 & 96-101 apartments AF1) received 19 July 2019; (Conditions 4 (a), 4 (b) and 4 (A) (c));

PARNI -MCB-ZZ-ZZ-DR-A-0302 D5 - P2 (plans & elevations refuse & cycle storage plots 110-115 & 133-138 apartments Ambersham/Maldon) received 19 July 2019; (conditions 4 (a), 4 (b) and 4 (A) (c));

PARNI -MCB-ZZ-ZZ-DR-A-0303 D5 - P1 (plans & elevations single garage BLSG1F6) received 19 July 2019; (Conditions 4 (a) and 4 (b));

PARNI -MCB-ZZ-ZZ-DR-A-0304 D5 - P1 (plans & elevations double garages BLDG256) received 19 July 2019; (Conditions 4 (a) and 4 (b));

PARNI -MCB-ZZ-ZZ-DR-A-0305 D5 - P1 (plans & elevations triple garages BLTG256) received 19 July 2019; (Conditions 4 (a) and 4 (b));

GL0619 02B (soft landscaping proposals sheet 1 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 03B (soft landscaping proposals sheet 2 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 04B (soft landscaping proposals sheet 3 of 3) received 19 July 2019; (Condition 4 (c));

GL0619 05 (tree pit detail within soft landscape areas) received 19 July 2019; (Condition 4 (c));

GL0619 06 (tree pit detail within grass verge) received 19 July 2019; (Condition 4 (c));

Landscape management plan for the incidental open spaces associated with development parcels by Golby +Luck landscape architects dated 4 March 2011 reference GLO619 received 11 March 2019 - (condition 12);

H6647/INF/01 (road geometry) received 11 March 2019; conditions 4 (b));

H6647/INF/02 (road contours) received 11 March 2019; conditions 4 (b));

H6647/INF/03 (proposed FFL, external levels and road contours, sheet 1) received 11 March 2019; (conditions 4 (A) (b));

H6647/INF/04 Rev A (proposed FFL, external levels and road contours, sheet 2) received 19 July 2019; (conditions 4 (A) (b));

H6647/INF/05 Rev A (proposed FFL, external levels and road contours, sheet 3) received 19 July 2019; (conditions 4 (A) (b));

H6647/INF/06 (proposed FFL, external levels and road contours, sheet 4) received 11 March 2019; (conditions 4 (A) (b));

H6647/INF/20 (adoptable road and drainage long sections sheet 1) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF/21 (adoptable road and drainage long sections sheet 2) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF/22 (adoptable road and drainage long sections sheet 3) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF/23 (adoptable road and drainage long sections sheet 4) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF/36 Rev A (storm water drainage manhole schedule) dated 19.02.2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF/37 (foul water drainage manhole schedule) received 11 March 2019; Conditions 4 (A) (a) and 19);
H6647/INF/40 (highway construction details sheet 1) received 11 March 2019; (condition 4 (b));
H6647/INF/41 (highway construction details sheet 2) received 11 March 2019; (condition 4 (b));
H6647/INF50 (adoptable kerbing layout) received 11 March 2019; conditions 4 (b));
H6647/INF60 (S38 agreement plan) dated 14.02.2019 received 11 March 2019; (conditions 4 (A) (a), 4 (b)), 19 and 20);
H6647/INF/65 (S104 agreement plan) dated January 2019 received 11 March 2019; (conditions 4 (A) (a) and 20);
H6647/INF80 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));
H6647/INF81 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));
H6647/INF82 (refuse vehicle tracking) received 11 March 2019; Condition 4 (b));
H6647/INF90 (flood routing plan) received 23 May 2019 conditions 4 (A) (a) and 20);
DS/SFA/001 Rev C (standard adoptable sewerage details (SFA6) received 11 March 2019; conditions 4 (A) (a), 19 and 20);
Environmental economics sustainability statement Niort Way, Wellingborough Revision 2 dated 28.1.2019 (22 pages) received 11 March 2019 condition 23;
Micro-drainage calculations report Revision A dated 21.05.2019 (87 pages) received 23.05.2019 conditions 4 (A) (a) and 20);
SuDS Maintenance regime H6647 Niort Way prepared by Barratt Homes dated 18 July 2019 (11 pages) received 19 July 2019; conditions 4 (A) (a) and 20);
Or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To define the permission and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. Prior to the commencement of any construction works in any parcel or phase details full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless an alternative timetable is otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

3. No dwelling or dwellings shall be occupied until the street(s) affording access to those dwelling(s) has been completed to wearing course.

Reasons: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. All hard and soft landscape works shown on drawing numbers GL0619 02B (soft landscaping proposals sheet 1 of 3) received 19 July 2019; GL0619 03B (soft landscaping proposals sheet 2 of 3) received 19 July 2019 and GL0619 04B (soft landscaping proposals sheet 3 of 3) received 19 July 2019 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.
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.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment details shown on drawing number PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019 shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No development above slab level shall take place until samples of external facing bricks, the external boarding, the roof tiles, the window frames, fascia boards and guttering to be used in the construction of the dwellings have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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.

8. No development shall take place above slab level until samples of the materials to be used in the areas of hardstanding within the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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

9. No dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials, as shown drawing number PARNI -MCB-ZZ-ZZ-DR-A-0234 D5 - P2 (refuse management plan) received 8 August 2019 has been completed in accordance with the approved plans or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except either on the evening on the day before the collection or on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

10. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing number PARNI -MCB-ZZ-ZZ-DR-A-0236 D5 - P2 (parking strategy plan) received 19 July 2019 has been constructed, surfaced and permanently marked out or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. The car parking area provided 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.

11. Prior to the commencement of the construction of any dwellings details of the proposed lighting scheme for the lighting of the shared private driveways and shared parking courts shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the details shown on drawing numbers PARNI -MCB-ZZ-ZZ-DR-A-0232 D5 - P4 (external boundaries and surface finishes plan) received 19 July 2019, GL0619 02B (soft landscaping proposals sheet 1 of 3) and GL0619 04B (soft landscaping proposals sheet 3 of 3) details of the hard and or soft boundary treatment along the southern boundary of sites R1 and R2 with the Niort Way shall be submitted to and approved by the local planning authority prior to the commencement of any residential unit in phase R1 or phase R2. The approved scheme shall be implemented within 12 months of the first occupation of any residential unit in phase R1 or phase R2 and shall thereafter be retained in that form.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

13. Prior to the construction of the development above slab in level in each phase a scheme for the provision of charging points for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings in each phase that will benefit from a charging point for electric vehicles and the location of any charging point for electric vehicles. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the charging point shall relate.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 110 (e) of the National Planning Policy Framework.

10. PLANNING APPLICATION WP/19/00333/FUL – LAND ADJACENT 205 ORLINGBURY ROAD WITH ACCESS OPPOSITE 102 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00333/FUL, for a retrospective planning application for rationalisation and resurfacing existing field access, construction of brick pillars and laying of hardstanding associated with the agricultural use of the land. Reduction of existing brick pillars from 1.37m to 1m high and removal of gates on land adjacent 205 Orlingbury Road with access opposite 102 Orlingbury Road, Isham for Mr C Stairs.

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 of place and strategic growth 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 a local resident and the applicant.

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

The local resident who lived at 104 Orlingbury Road informed the committee that he had concerns about the proposal which was first a gap opposite his property where the road curves in front of his house; he reported that when you come up from the field and are blind to the Isham side there have been numerous near misses with accidents; the resident also stated that cars have ended up there through accidents; he also had concerns for rain water in this area which runs across the road and freezes and that the ditch the other side was not maintained and it floods into the field; the resident reported that the farmer brings in large bales further up; he reported that in the past there had been no gate posts and just a gap; the resident summarised by stating he was not against the application but considered it to be completely in the wrong place and should be moved 50 yards further along.

The applicant apologised for the application being made retrospectively. He reported that the access was opposite his property and the hardstanding gravel would also assist when washing agricultural vehicles on stones. He informed the committee that he had altered and resubmitted the application and reported that he had tidied up where he lives and also cuts the hedgerows. The applicant reported that the issue with the owner of 104 Orlingbury Road was an ongoing family feud.

The chairman then invited the committee to determine the application.

A member advised that the committee does not like retrospective planning applications and would expect planning applications to be submitted before development takes place, although the committee would consider the application on its merits.

Another member considered it to be a clear road where you can see both ways with a clear access and clear view.

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

On being put to the vote, the motion for approval was carried by 10 votes with one abstention.

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

1. The development hereby approved shall be carried out in accordance with the following plans/details:
Proposed Arrangements Plan: KA31253-003 Rev A (registered 23 July 2019)
Location Plan: KA31253-001 (registered 4 June 2019)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

2. The details shown on approved plan KA31253-003 Rev A (registered 23 July 2019) must be completed within 3 months of the date of this decision or such other timeframe to have been first agreed in writing with the local planning authority. The local planning authority must be notified in writing within 1 month of completion that the works have been carried out in accordance with the approved plans.

Reason: To ensure that the works have been completed and to ensure that the development maintains the visual quality of the area and to ensure highway safety in accordance with policy 8 (d) (i) and (b) (ii) of the North Northamptonshire Core Spatial Strategy.

3. The access must remain open as shown on the approved plans and no gates or barriers must be affixed to the approved gate posts.

Reason: To ensure highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Core Spatial Strategy.

4. The area of compacted gravel shown on the approved plans is to remain ancillary to the agricultural use of the land and for no other purpose.

Reason: To ensure that the development maintains the visual quality of the area in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Core Spatial Strategy.

5. A positive means of drainage must be installed and maintained to ensure that surface water from the access does not discharge onto the highway.

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

(Having declared an interest in the following item Councillor Griffiths did not take part in any of the discussions or voting but remained in the room with the chairman's approval).

11. OTHER BOROUGH PLANNING APPLICATION

1. WP/19/00395/EXT

The annexed circulated report of the director of place and strategic growth, was received, on planning application WP/19/00395/FUL, for a Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL) on land west of Rushden Lakes, Ditchford Road, Rushden for Anonymous 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 of place and strategic growth recommended that the following objection be made to the current application:

The Borough Council of Wellingborough has substantial concerns over the further extension/expansion of the Rushden Lakes site in advance of an assessment of the current impacts on Wellingborough based on actual results and specifically the type of units being proposed on this extension which could increase the direct competition between the site and Wellingborough town centre, contrary to Policy 12 of the JCS and Section 7 of the NPPF.

Should East Northants Council in weighing the planning balance decide to approve the application, then appropriate mitigation should be put in place to reduce the impact on Wellingborough town centre. The details of this mitigation should be agreed with the Borough Council of Wellingborough. In addition the application should be subject to a 'no poach condition' and a restriction on the amount of 'fashion floor space'.

The chairman then invited the committee to comment on the application.

Councillor Maguire was in favour of the planning application. He wanted to see Rushden Lakes completed and the extra link road delivered. He welcomed the jobs the development had brought to this area but did not think that our town centre shops would move out as they would be unable to afford the rent at Rushden Lakes.

The director of place and strategic growth responded in relation to the link road and reported that this had already been approved and was not dependent upon this planning application.

Members appreciate the need for the link road but were concerned with some of the units suggested in the proposed planning application and did not want to stop anyone visiting town centres.

A member referred to the applicant's Retail Impact Assessment and the impact on Wellingborough is expected to be around 15% as a result of the proposed expansion. He asked what powers we have to mitigate this. The director of place and strategic growth referred to previous negotiations in relation to contributions from the development of Rushden Lakes. If after two years a breach was triggered there would be the need for our council to secure further financial mitigation from the developer.

Members summarised by expressing their concerns that we could lose our small niche shops and referred to small units that are currently at the Embankment in Nene Court. The council would not be able to come up with anything to mitigate our town centre if the planning application was to go through. They considered this proposal a third step too far for shops in our town and supported the officer's recommendation.

It was proposed by Councillor Bell and seconded by Councillor Scarborough that the council object to the current planning application for the reasons set out in the report.

On being put to the vote, the motion to object to the current planning application was carried by 7 votes with 2 abstentions and one recorded vote against the motion*.

*(Councillor Maguire asked that his vote be recorded).

RESOLVED to note that the council object to the current planning application for the following reasons:

The Borough Council of Wellingborough has substantial concerns over the further extension/expansion of the Rushden Lakes site in advance of an assessment of the current impacts on Wellingborough based on actual results and specifically the type of units being proposed on this extension which could increase the direct competition between the site and Wellingborough town centre, contrary to Policy 12 of the JCS and Section 7 of the NPPF.

Should East Northants Council in weighing the planning balance decide to approve the application, then appropriate mitigation should be put in place to reduce the impact on Wellingborough town centre. The details of this mitigation should be agreed with the Borough Council of Wellingborough. In addition the application should be subject to a 'no poach condition' and a restriction on the amount of 'fashion floor space'.

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 of place and strategic growth, in accordance with delegated powers; and appeal information as set out in the report of the director of place and strategic growth, (Minute 4), be noted.

13. PLANNING APPEAL DECISIONS

RESOLVED to note the following annexed circulated decision letters, dated:

- (i) 01/07/2019, for a proposed change of use of a building from shops (Class A1) to a use falling within Class C3 (dwellinghouse) (2 flats) and for associated operational development at Former Spar corner shop, 3 – 5 Camden Square, Bozeat, which was allowed;
- (ii) 09/08/2019, for the erection of one bungalow with associated garden area and parking at 31 Edward Road, Irchester, which was dismissed.

14. ANY OTHER ITEMS THE CHAIRMAN DECIDES ARE URGENT

The chairman announced that this was the last meeting that Julie Thomas, director of place and strategic growth, would be attending as she was leaving the authority.

The chairman and other committee members individually thanked her for the excellent job she had done during her time at the council.

The chairman was disappointed she was leaving and said she would be hard to replace being one of the best planning directors the council has ever had.

Members thanked Julie for all her hard work and the planning department she is leaving behind, which members commented was completely fit for purpose, meets all its targets and is the best one they have come across and remarked that this was due to Julie's leadership.

They also referred to her excellent work with developers, partners and organisations.

A comment was made that Julie never refused to take on extra responsibility and they thanked her for her role as the council's monitoring officer and as a director of the senior management team and also for the breadth of her knowledge in connection with Nene Valley Crematorium.

The members wished her every success for the future.

Chairman

The meeting closed at 8:18pm.