Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, G Lawman, Skittrell, Stevenson and Ward.

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), Mrs F Hubbard (Senior Democratic Services Officer) and Mrs C Mundy and Mrs E Robinson (meeting Producers).

(Due to technical difficulties, Councillor Graves, Griffiths, Maguire and Scarborough were unable to join the meeting).

(At the start of the meeting Councillor Aslam joined the meeting via the Microsoft Teams Platform through the conference call facility but then joined the virtual meeting).

(Councillor G Lawman experienced technical issues and joined the meeting via the Microsoft Teams Platform through the conference call facility but did not join in time for the first planning application WP/20/00503/REM).

1. **APOLOGIES FOR ABSENCE**

RESOLVED to note that no apologies were received.

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, no declarations were received.

3. **CONFIRMATION OF MINUTES – 4 NOVEMBER 2020**

RESOLVED that the minutes of the planning committee held on 4 November 2020, be confirmed and signed.

4. **REPORT OF THE PRINCIPAL PLANNING MANAGER**

RESOLVED that the annexed circulated report of the principal planning manager, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.
5. PLANNING APPLICATION WP/20/00503/REM – EXISTING AGRICULTURAL ACCESS FROM A509 ADJACENT TO SITE R8A AND R8B RESIDENTIAL W NORTH, NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, for a reserved matters application pursuant to WP/16/00271/VAR, specifically conditions 4 (a) (the layout, scale, appearance, access and landscaping) and 15 (Construction Management Plan); to determine access for construction traffic on a temporary basis from the A509 adjacent to parcels R8a and R8b of Glenvale Park, Wellingborough for an existing agricultural access from A509 adjacent to Site R8A and R8B residential W North, Niort Way, Wellingborough for Mr M Best.

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 principal planning manager recommended that reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out in the report and conditions 4 (a) and 15 of variation to outline planning permission reference WP/16/00271/VAR be partially discharged.

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

The speaker was available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

The agent explained that the application sought approval for a temporary construction access and associated haul routes from the A509.

He stated that further residential development was due to be approved over the coming months and to ensure all contractors have sufficient capacity to construct the approved details, and to provide easier access to the parcels in the north of Phase 1, a further construction access had been identified at the A509, adjacent to Parcels R8a and R8b in Phase 1.

The agent stated that the principle of using the A509 access for construction purposes had been discussed with Northamptonshire County Council (NCC) Highways and it had been agreed that this access should be for left turns in to the site only.

He explained that it was proposed that traffic would enter the site at this proposed location and leave via Niort Way.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Aslam and seconded by Councillor Morrall that the reserved matter consent be approved.
On being put to the vote, the motion for approval was carried by 6 votes.

**RESOLVED** that the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out below and conditions 4 (a) and 15 of variation to outline planning permission reference WP/16/00271/VAR be partially discharged:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
   - MCL011/007 (A509 construction access: application boundary plan scale 1:1250) received 20 August 2020;
   - MCL011/008 (A509 construction access: site location plan scale 1:5000) received 20 August 2020;
   - 27391/2100/100/101 Rev C (North Wellingborough A509 Kettering Road haul road access left in only) received 23 October 2020 (condition 4 (a));
   - 27391/2100/100/102 Rev A (North Wellingborough A509 Kettering Road haul road access left in only swept path analysis) received 20 August 2020 (condition 4 (a));
   - 27391/2100/100/103 Rev A (North Wellingborough A509 Kettering Road haul road access left in only construction traffic route plan) received 20 August 2020 (condition 4 (a));
   - 27391/2100/100/104 (North Wellingborough A509 Kettering Road haul road access - left in only on site construction traffic route plan) received 23 October 2020 (condition 4 (a));
   - 27391/2100/700/101 Rev A (North Wellingborough A509 Kettering Road haul road access left in only paving) received 20 August 2020 (condition 4 (a));
   - 27391/2100/002 Rev B North Wellingborough A509 Kettering Road haul road access left in temporary construction access construction environmental management plan by Stantec dated 17 November 2020 received 18 November 2020 (condition 15).

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. No operations shall commence on site in connection with the development hereby approved (including tree works, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations, has been submitted to and approved in writing by the local planning authority and the protective fencing is erected as required by the AMS. The AMS shall include full details of the following:
   a) Timing and phasing of Arboricultural works in relation to the approved development.
   b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
   c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be
d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.

e) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

The approved arboricultural method statement shall be implemented throughout the construction process of the temporary access road.

Reason: To make provision for the retention of features of landscape importance in accordance with policy 3 (b) of the North Northamptonshire Joint Core Strategy.

3. Notwithstanding the details shown on approved plans no development shall take place until there has been submitted to and approved, in writing, by the local planning authority a scheme of hard, soft and boundary treatment landscaping works. A specification of soft landscaping, including any proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (ie soils and mulch), any protection measures that will be put in place (ie rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments should also be included. The approved scheme shall be implemented in the first planting season following the completion of the temporary access road.

Reason: To enhance the landscape character and qualities of the local landscape through appropriate landscape mitigation in accordance with policy 3 (a), (b) and (e) of North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of any construction works details of full engineering, drainage, lighting and constructional details of the temporary haul road and access from the A509 shall be 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.

5. Prior to the first use of the temporary construction access from A509 Kettering Road a traffic management regulation order will be secured with the local highway authority for the measures which need to be installed on the A509 Kettering Road to prevent vehicles turning right into the site and turning left out of the site.
6. **PLANNING APPLICATION WP/20/00583/FUL – 128 ECTON LANE, SYWELL**

The annexed circulated report of the principal planning manager, was received, including late letters, for the construction of a new sunken eco swimming pool with living roof at 128 Ecton Lane, Sywell for Mr S MacFarlane.

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 principal planning manager 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 an objector and Councillor Hallam (Ward Councillor).

The speakers were available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.
The objector who lived at in the neighbouring property of 130 Ecton Lane had several concerns in relation to the planning application. He had issues regarding the loss of privacy and stated that the proposed indoor swimming pool was directly outside his rear bedroom window and felt the proposal did not show the full potential impact on his surroundings. The objector referred to photographs that he had submitted where he had drawn on blank walls to show his bedroom and bathroom window.

He reported that the roof of the indoor pool was 6 inches over the top of his fence which he considered would raise the garden up to 6 inches above his fence. The objector stated that he would lose all privacy to the front side and rear of his property when people stand on top of the roof. He also stated that the drawings did not show the reality of the true height of the roof of the pool as it shows the building coming only half-way up the fence rather than exceeding the height of the fence and going over the top of it.

The other area of concern the objector had was in relation to the noise of the air conditioning units and commented that there was nothing stated as to where the extraction points and plant room would be located.

The objector referred to a 3 feet trench around the perimeter of the property which he stated had gone through up to 20 different tree roots and had concerns about the impact on the trees.

He considered there to be a lack of detail in the planning application and had concerns in relation to the excavation of a 40 feet hole within 8 feet of his house.

The objector felt there had been no empathy from the applicant for what has been endured over the last 11 months of the recent build and felt it terrifying having to endure this for another two years.

He added that he would appreciate a site visit by members if possible.

A councillor asked the objector how close his property was to the swimming pool. The objector stated it was 8 to 10 foot max and was right outside his bedroom and bathroom window.

Councillor Hallam (Ward Councillor) addressed the committee. He reported that the policy line sits about one metre inside the boundary of 128 Ecton Lane and had concerns for the lack of privacy for the neighbours living at 130 Ecton Lane with the proposal extending right up to the boundary and over the policy line. Councillor Hallam felt it would have been less of an issue if the original hedging had been left.

He referred to the sedum roof of the swimming pool building which could be walked on for maintenance and it was possible it could be used as a patio and sun terrace area. He commented that this would completely overlook the whole rear of 130 and would look directly into bedrooms.

Councillor Hallam referred to the treatment plant and exhaust fumes that would be feet away from the rooms of 130 Ecton Lane.
He reported that the objector was not against development at all and it was a shame in this case that the applicant did not discuss plans before submitting them so any concerns could have been considered.

Councillor Hallam requested if members were minded to approve the planning application if they could consider conditions in relation to no vents or extraction units going out on the boundary with 130 Ecton Lane or on the roof where prevailing winds could put out chemical smells; that the plant room be fully sound proofed so as not to cause any noise issues to 130 Ecton Lane; and that use of the roof of the swimming pool be conditioned to only be accessed for essential maintenance.

He concluded by stating that the objector was keen to help find a solution and was happy to engage with the applicant to find a compromise.

The chairman then invited the committee to determine the application.

One member had concerns regarding the planning application in relation to the chemical facilities and the close proximity of the swimming pool to the neighbouring property and the roof that could be easily accessible to young people. A comment was also made that there was plenty of room on the site without inconveniencing a neighbour and he stated that he would vote against the planning application.

Another member commented that it was frustrating that the plans did not show the neighbouring property accurately which makes it difficult to assess the situation and was not in favour of approving something without seeing full details of the site.

A member then proposed a deferral of the application rather than a refusal, to allow the neighbours and the applicant to come up with a better plan and felt this was more suitable than a refusal.

Advice was sought from the legal adviser regarding a deferral.

She advised that there should be good reasons for deferral and members should be clear on their reasons.

The member who stated he would vote against the planning application was happy to support a deferral.

The chairman stated the reasons for deferral being privacy, amenity, noise and odour associated with plant and equipment to be re-negotiated.

The legal adviser added that the applicant would have a further chance to look at these issues and come back to committee.

The principal planning manager stated that sometimes it is achievable for an applicant and neighbour to get together and work things out but sometimes it is not, and depends on each individual case but it was not for us to pre-determine.
He also added that in relation to environmental matters, the case officer had worked closely with environmental services, in relation to noise and mitigation and advised the committee that this was being dealt with via a condition.

Another member added that another reason for deferral was for the representation on the impact of the neighbouring property including windows shown in diagrams and the prospect of overlooking.

Another member commented that it was a shame that this application could not have been site viewed but due to Covid 19 rules and regulations this was not possible.

The chairman stated again the reasons for deferral being the impact on the privacy of the neighbouring property; impact on amenity and noise associated with odour and plant equipment; a recommendation that the parties get together; and the submission of accurate plans of the neighbouring property.

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

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

**RESOLVED** that the planning application be deferred due to the impact on the privacy of the neighbouring property; impact on amenity and noise associated with odour and plant equipment; a recommendation that the parties get together; and the submission of accurate plans of the neighbouring property.

7. **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 principal planning manager, in accordance with delegated powers; and appeal information as set out in the report of the principal planning manager, (Minute 4), be noted.

The meeting closed at 7:28pm.

Chairman
COUNCIL MEETING – 23 MARCH 2021

REPORT OF THE VIRTUAL PLANNING COMMITTEE

6 January 2021

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

Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Mr C Law (Senior Development Management Officer), Mr D Law (Senior Development Management Officer), Mr A Jelley (Senior Development Management Officer), Mrs E Granger (Legal Adviser), Mrs F Hubbard (Senior Democratic Services Officer) and Mrs C Mundy (Senior Democratic Services Officer) and Mrs E Robinson (Democratic Services Support Officer) (meeting Producers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that an apology was received from Councillor Griffiths.

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:

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stevenson</td>
<td>7</td>
<td>WP/20/00583/FUL</td>
<td>Other – the objector’s child attends the same primary school class as my child</td>
</tr>
</tbody>
</table>

3. CONFIRMATION OF MINUTES – 2 DECEMBER 2020

RESOLVED that the minutes of the planning committee held on 2 December 2020, be confirmed and signed.

4. REPORT OF THE PRINCIPAL PLANNING MANAGER

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

5. PLANNING APPLICATION WP/20/00456/REM – LAND REAR 260 NORTHAMPTON ROAD AND NEAR WORDSWORTH ROAD, PARK FARM WAY, WELINGBOROUGH

The annexed circulated report of the principal planning manager, was received, for a reserved matters application WP/20/00456/REM, pursuant to outline planning permission ref: WP/15/00727/OUT for 301 dwellings (Phase 1) on land rear 260 Northampton Road and near Wordsworth Road, Park Farm, Wellingborough for David Wilson Homes.
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 principal planning manager recommended that the reserved matter consent should be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out in the report.

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

The speaker was available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

The applicant explained that this application proposes 301 dwellings and includes for 30% affordable homes.

He stated that the layout had been divided into three distinct character areas - the avenue, the streets and the green edges; and that key buildings featured within these areas provided a further uplift to the high-quality materials proposed elsewhere on the site. He added that an appropriate use of height variation features within these areas to create points of interest and permeability through the site.

The applicant reported that the development would be accessed via a strong and attractive entrance with mature trees to frame the boulevard which would lead to the heart of the development known as the Crescent. The area would comprise public open space and provide a range of play equipment structured around a network of high-quality landscaping. He stated that vast amounts of open space would feature throughout Phase 1 and continue into Phase 2, to provide landscape corridors and buffers to the built-up areas beyond the site. He added that access to these areas would be available to all residents.

He explained that the applicant has agreed to secure an electric charging point scheme by way of condition. Furthermore, the layout makes good use of the existing public right of way that intersects the site and would allow residents to access nearby amenities.

The applicant added that the application provides attractive housing within a green setting to create a pleasant living environment for all residents, providing 90 affordable homes and an existing Section 106 Agreement.

The chairman then invited the committee to determine the application.

A councillor raised several queries. He stated that it was unclear from the report if the objections raised by the police on 17 November 2020, in relation to ginnels, bin storage, rear access and parking had been considered and asked if these had been satisfied or amendments made by the applicant. He referred to a comment made by Stage Coach and asked if it was the intention to provide access through the green area for residents to get to public transport; and also remarked that it was originally intended for access to continue into the
new Rossetti Close development for walkers and cyclists and he could not see if an access point had been provided.

The applicant responded that a lot of consultation had taken place with the planning authority and the design officers in relation to ginnels and rear access and these had not been provided in areas which have terrace houses, as it was not a proficient use of space. He added that they have provided for secure rear access to the middle terraces which give an easy route out and the bin storage is safe being secured and locked. In relation to the access, the applicant stated that there was an existing right of way through the development and they have also added other points of access through the site around the edges. He reported that existing residents have access to the north to get to public transport and access outside the site towards Sainsburys and that access points have been upgraded and improved. In relation to the cyclists, the applicant confirmed there was a public right of way and that no objection had been received from the public right of way officer or Northamptonshire County Council.

The case officer then responded that the police had not objected but had raised matters that we may wish to consider but he considered it to be an acceptable scheme from a crime and disorder perspective. In relation to accesses, he confirmed there was access to the north and a public footpath network and also to the south-east towards Sainsburys and the wider network.

The ward councillor spoke and stated that this scheme was much improved over time with dialogue with officers and was happy with the pedestrian and cycle routes. He did have concerns that Rossetti Close was denied access into the green space and wanted clarification. The ward councillor would like to have seen road connections into the town but within the constraints of the outline planning permission he considered a good job had been done and it had been thoroughly challenged by our officers and their consultants and much improved.

The case officer understood there to be 2 access points for pedestrians, one to the north and the other to the south-east but stated if councillors were minded, he was sure the developer would be more than willing to discuss how a pedestrian access for the Rossetti Close development could be provided.

The applicant added that there is a footpath that runs around the site and not far from Rossetti Close so this could easily be put in if members were minded to allow this and add a condition. The ward councillor responded that this would be beneficial to residents as it also allows access to Park Farm industrial estate and retail in the Rossetti Close area.

The case officer confirmed there was nothing on the plans that provide a link through to Rossetti Close but a condition could be added to deliver that if councillors wished.

Several members commented that they liked the development, the number of green areas, the variety of houses and believed that it would be somewhere people would want to live.
It was proposed by Councillor Morrall and seconded by Councillor Aslam that the reserved matter consent be approved with an additional condition for a footpath link from the site to Rossetti Close.

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

RESOLVED that the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out below with an additional condition for a footpath link from the site to Rossetti Close:

1. The development hereby approved shall be carried out in accordance with the Approved Plans:
   i. ID-147 011 Location Plan 26/10/2020
   ii. ID-147 100 Storey Height Dispersion Sheet 1 A received 26/10/2020
   iii. ID-147 100 Storey Height Dispersion Sheet 2 A received 26/10/2020
   iv. ID-147 101 Tenure Dispersion Sheet 1 A received 26/10/2020
   v. ID-147 101 Tenure Dispersion Sheet 2 A received 26/10/2020
   vi. ID-147 102 Key Buildings and Facades Sheet 1 B received 26/10/2020
   vii. ID-147 102 Key Buildings and Facades Sheet 2 B received 26/10/2020
   viii. ID-147 103 Parking Dispersion Sheet 1 B received 26/10/2020
   ix. ID-147 103 Parking Dispersion Sheet 2 B received 26/10/2020
   x. ID-147 104 Movement Hierarchy B received 26/10/2020
   xi. ID-147 105 Land Use received 26/10/2020
   xii. ID-147 106 Phasing Plan C received 26/10/2020
   xiii. ID-147 107 Materials Sheet 1B received 26/10/2020
   xiv. ID-147 107 Materials Sheet 2 B received 26/10/2020
   xv. ID-147 108 Refuse Storage and Collection Sheet 1 A received 26/10/2020
   xvi. ID-147 108 Refuse Storage and Collection Sheet 2 A received 26/10/2020
   xvii. ID-147 109 Boundary Treatments Sheet 1 C received 26/10/2020
   xviii. ID-147 109 Boundary Treatments Sheet 2 C received 26/10/2020
   xix. ID-147 113 Phase 1 Planning Layout Sheet 1 A received 26/10/2020
   xx. ID-147 114 Phase 1 Planning Layout Sheet 2 A received 26/10/2020
   xxi. ID-147 200 Single Garage Planning drawing received 26/10/2020
   xxii. ID-147 201 Paired Single Garages Planning Drawing received 26/10/2020
xxii. ID-147 202 Double Garage Planning Drawing received 26/10/2020
xxiv. ID-147 203 Triple Garage Planning drawing received 26/10/2020
xxv. ID-147 204 Ascot Planning Drawing received 26/10/2020
xxvi. ID-147 205 Ascot Key Space Planning Drawing received 26/10/2020
xxvii. ID-147 207 Alnmouth Key Space Stone Planning Drawing A received 26/10/2020
xxviii. ID-147 208 Alnmouth Key Space Render Planning Drawing A received 26/10/2020
xxix. ID-147 209 Alnmouth Key Space Planning Drawing A received 26/10/2020
xxx. ID-147 210 Alnmouth Planning Drawing A received 26/10/2020

xxxi. ID-147 212 Denby Key Space Planning Drawing A received 26/10/2020
xxxii. ID-147 213 Denby Planning Drawing A received 26/10/2020
xxxiii. ID-147 214 Ellerton Planning Drawing A received 26/10/2020
xxxiv. ID-147 215 Ellerton Key Space Planning Drawing A received 26/10/2020
xxxv. ID-147 216 Hesketh Planning Drawing A received 26/10/2020
xxxvi. ID-147 217 Hesketh Key Space Stone Planning Drawing A received 26/10/2020
xxxvii. ID-147 218 Hesketh Key Space Render Planning Drawing A received 26/10/2020
xxxviii. ID-147 219 Kingsley Planning Drawing A received 26/10/2020
xxxix. ID-147 220 Kingsley Key Space Render Planning Drawing A received 26/10/2020
xl. ID-147 221 Lamberton Key Space Brick Planning A received 26/10/2020
xli. ID-147 222 Lamberton Key Space Render Planning received 26/10/2020
xlii. ID-147 223 Lutterworth Key Space Planning A received 26/10/2020
xliii. ID-147 224 Lutterworth Planning Drawing A received 26/10/2020
xliv. ID-147 226 Malvern Key Space Brick Elevations received 26/10/2020
xlv. ID-147 227 Malvern Key Space Plans A received 26/10/2020
xlvi. ID-147 229 Moresby Planning Drawing A received 26/10/2020
xlvii. ID-147 230 Moresby Key Space Planning A received 26/10/2020
xlviii. ID-147 231 Norbury Planning A received 26/10/2020
xlx. ID-147 232 Radleigh Planning A received 26/10/2020
l. ID-147 234 Radleigh Key Space Brick Planning A received 26/10/2020
li. ID-147 235 Ripon Planning Drawing A received 26/10/2020
III. ID-147 236 Kingsley Key Space Brick Planning received 26/10/2020
III. ID-147 250 Winstone Brick Planning Drawing A received 26/10/2020
IV. ID-147 251 Winston Key Space Brick Planning Drawing A received 26/10/2020
IV. ID-147 253 Kirkdale Planning Drawing A received 26/10/2020
Ivi. ID-147 254 Kirkdale Key Space Render Planning Drawing A received 26/10/2020
Ivii. ID-147 255 Kirkdale Key Space Brick Planning Drawing A received 26/10/2020
Iviii. ID-147 256 Avondale Planning drawing A received 26/10/2020
Iix. ID-147 257 Avondale Key Space Stone Planning Drawing A received 26/10/2020
Ix. ID-147 258 Avondale Key Space Brick Planning Drawing received 26/10/2020
Ixi. ID-147 259 Avondale Key Space Render Planning Drawing A received 26/10/2020
Ixii. ID-147 261 Holden Key Space Render Planning Drawing received 26/10/2020
Ixi. ID-147 262 Hertford Plans A received 26/10/2020
Ixiv. ID-147 263 Hertford Elevations A received 26/10/2020
Ixv. ID-147 264 Hertford Key Space Stone Elevations A received 26/10/2020
Ixvi. ID-147 265 Hertford Key Space Render Elevations A received 26/10/2020
Ixvii. ID-147 266 Hollinwood Planning Drawing A received 26/10/2020
Ixviii. ID-147 267 Hollinwood Key Space Render Planning Drawing A received 26/10/2020
Ixx. ID-147 268 Manning Planning Drawing A received 26/10/2020
Ixxi. ID-147 270 Henley Floor Plans A received 26/10/2020
Ixxii. ID-147 271 Henley Standard Brick Elevations A received 26/10/2020
Ixxiii. ID-147 272 Henley Standard Render Elevations A received 26/10/2020
Ixxiv. ID-147 273 Henley Key Space Brick Elevations A received 26/10/2020
Ixxv. ID-147 274 Henley Key Space Render Elevations A received 26/10/2020
Ixxvi. ID-147 275 Henley Key Space Stone Elevations A received 26/10/2020
Ixxvii. ID-147 276 Archford Eaves Roof Planning Drawing A received 26/10/2020
Ixxviii. ID-147 277 Archford Hipped Roof Planning Drawing A received 26/10/2020
Ixxix. ID-147 278 Kennett EOT Planning Drawing (1) A received 26/10/2020
lxxx. ID-147 279 Kennett Mid Planning Drawing A received 26/10/2020
lxxxi. ID-147 280 Milford Planning Drawing A received 26/10/2020
lxxxii. ID-147 281 Hadley Wide Planning Drawing A received 26/10/2020
lxxxiii. ID-147 282 Hadley Corner Planning Drawing A received 26/10/2020
lxxxiv. ID-147 284 Emmerson Plans A received 26/10/2020
lxxxv. ID-147 285 Emmerson Elevation A received 26/10/2020
lxxxvi. ID-147 286 Emmerson Key Space Brick Elevations A received 26/10/2020
lxxxvii. ID-147 288 Lichfield Plans A received 26/10/2020
lxxxviii. ID-147 289 Lichfield Elevations A received 26/10/2020
lxxxix. ID-147 290 Lichfield Key Space Brick Elevations A received 26/10/2020
xc. ID-147 291 Lichfield Key Space Render Elevations A received 26/10/2020
xci. ID-147 292 Ashington Plans A received 26/10/2020
xcii. ID-147 300 SH50 Planning Drawing A received 26/10/2020
xciii. ID-147 301 SH52 Planning Drawing A received 26/10/2020
xciv. ID-147 302 SH55 Planning Drawing A received 26/10/2020
xcv. ID-147 303 SF 58 59 Planning Drawing A received 26/10/2020
xcvi. ID-147 304 SF 78 Brick Planning Drawing B received 26/10/2020
xcvii. ID-147 305 SF 78 Render Planning drawing received 26/10/2020
xcviii. ID-147 307 SH50 Mid Terrace Planning Drawing A received 26/10/2020
xcix. ID-147 308 Sh52 Mid Terrace Planning Drawing A received 26/10/2020

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 works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of 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 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 shown on the approved plans 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 dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials 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.

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.

9. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing 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.

10. Prior to the commencement of the construction of any dwellings details of the proposed lighting scheme for the lighting of the shared private driveways, shared parking courts and pedestrian routes 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/or pedestrian route 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.

11. Prior to the first occupation a scheme for the delivery of electric vehicle charge points shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented as each unit is occupied, so that those dwellings to benefit from charging points are not occupied until the charging point is ready for use.
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.

12. Prior to the commencement of any construction works in any parcel or phase details of existing and proposed finished floor level for each dwelling and ground surface area levels shall be submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and to accord with policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy and National Planning Policy Framework.

13. Prior to the first occupation a scheme for the delivery of hedgehog holes shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented as each unit is occupied, so that those dwellings to benefit from charging points are not occupied until the charging point is ready for use.

Reason: In the interests of biodiversity in accordance with policy 4 of the North Northamptonshire Joint Core Strategy and National Planning Policy Framework.

14. Prior to the occupation of any dwellings hereby approved, a scheme for the provision of a pedestrian access link to the North will have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the site benefits from access to neighbouring areas, in accordance with policy 8 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. **PLANNING APPLICATION WP/20/00526/FUL – HEARNDEN COURT, HENSHAW ROAD, WELLINGBOROUGH**

The annexed circulated report of the principal planning manager, was received, for the demolition of existing Hearnden Court. Development of 57 Extra Care flats plus communal spaces, landscaping and parking at Hearnden Court, Henshaw Road, Wellingborough for Gary Chambers.

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

It was recommended to delegate to the principal planning manager to approve the application subject to the conditions set out in the report and following the completion of a Section 106 Planning Agreement.

A request to address the meeting had been received from the architect to answer any questions of clarification.
The architect was available to speak via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

A councillor asked the architect if there would be any electric charging points and their location within the scheme.

She confirmed there would be three but was unable to confirm the exact location. She stated there could be one at the front, one within the visitor parking space and one in the residents’ parking, which would be well distributed and provide for maximum use by all.

The chairman then invited the committee to determine the application.

One councillor agreed that the re-development of the site would be welcomed but would vote against the planning application as he considered it too big for the site due to overbearing, massing, overlooking, out of character, overdevelopment and should be one storey lower and would likely lead to displaced parking in the surrounding streets. He also queried why we were using consultees from Essex.

Several members commented that this was a much-needed development in the borough with demand for this type of accommodation and would be a huge asset and felt the site could take the scheme. Other comments made were that the scheme did not detract from the landscape in the area, not everyone in flats has a car and there is a small bus service to get into town which itself is also within walkable distance; that it was a nice scheme and the site needed to be tidied up.

In relation to the councillor’s comment regarding using consultees from Essex, the principal planning manager responded that the council do primarily work through the North Northants Joint Planning Development Unit (NNJPDU) but due to limited design capacity, work is distributed to Place Services.

It was proposed by Councillor Bell 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 and one vote against.

**RESOLVED** that the planning application be delegated to the principal planning manager to approve subject to the conditions set out in the report and the completion of a Section 106 Agreement.

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.
2. The development hereby approved shall be carried out in accordance with the following drawings:

Received 27 Aug 2020
Hdn-Pte-Xx-01-Dr-A-10101 Floor Plan Level 01
Hdn-Pte-Xx-02-Dr-A-10102 Floor Plan Level 02
Hdn-Pte-Xx-03-Dr-A-10103 Floor Plan Level 03
Hdn-Pte-Xx-04-Dr-A-10104 Roof Plan
Hdn-Pte-Xx-Xx-Dr-A-10001 Existing Site Plan
Hdn-Pte-Xx-Xx-Dr-A-10003 Demolition Plan
Hdn-Pte-Xx-Xx-Dr-A-10010 Proposed Site Plan
Hdn-Pte-Xx-Xx-Dr-A-10400 Flat Type Layouts
Hdn-Pte-Xx-Zz-Dr-A-10200 Long Sections
Hdn-Pte-Xx-Zz-Dr-A-10300 Long Elevations
Hdn-Pte-Xx-Zz-Dr-A-10301 Street And Park Elevations
Hdn-Pte-Xx-Zz-Dr-A-10302 Short Elevations

Received 01 Sep 2020
Hdn-Pte-Xx-Xx-Dr-A-10000 Site Location Plan

Received 24 Sept 2020
Flood Risk Assessment, ver. 2 by Graphic Structures

Received 05 Oct 2020
Hdn-Pte-Xx-00-Dr-A-10100 - Amended Floor Plan - Level 00 - Amended

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

3. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment, ver. 2, dated 04/08/2020, and prepared by Graphic Structures, should be 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

i) 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.

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting.

iii) Cross sections of control chambers and manufacturers hydraulic curves for flow controls.

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

4. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and
approved in writing by the local planning authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including 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 arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development to reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework and Policy 5 of the Core Strategy for North Northamptonshire.

5. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, ver. 2, dated 04/08/2020, and prepared by Graphic Structures has been submitted in writing by a suitably qualified independent drainage engineer and approved by the local planning authority. The details shall include:
   a) Any departure from the agreed design is keeping with the approved principles
   b) Any As-Built Drawings and accompanying photos
   c) Results of any Performance testing undertaken as a part of the application process (if required/necessary)
   d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
   e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site to reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework and Policy 5 of the Core Strategy for North Northamptonshire.

6. Vehicle visibility of 2.0 metre x 2.0 metres above a height of 0.6 metres must be provided and maintained in perpetuity on both sides of the vehicular access. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.
7. No building shall be occupied until the car/vehicle parking areas shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking areas 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.

8. No development shall take place above slab level until a hard and soft landscape scheme shall be submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, supply sizes and proposed densities; and a tree planting details drawing. The planting plans shall include existing trees to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels; visibility splays; street lights; proposed and existing functional services above and below ground. All hard and soft landscape works shall be carried out in accordance with the approved details and prior to the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme agreed in writing with the local planning authority. If within a period of two 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. Thereafter the hard and soft landscape works shall be maintained and retained in situ.

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.

9. No development shall take place (including any demolition, ground works, site clearance) until a method statement for soft felling trees T14 and T20 as identified on Tree and Ground Protection Plan drawing SJA479.HC.01.0 by Steve Jowers Associates and dated 27 October 2020 has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

a) purpose and objectives for the proposed works;
b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
c) extent and location of proposed works shown on appropriate scale maps and plans;
d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
e) persons responsible for implementing the works;
f) disposal of any wastes arising from works. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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

10. All existing trees, woodlands and hedgerows to be retained as shown on the submitted drawings shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site. Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat 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.

11. No construction works shall be undertaken above slab level until details of new nesting opportunities for birds and bats either integral to or mounted to the buildings or mounted on suitable trees has been submitted to, and approved in writing by the local planning authority. The scheme shall include details of external bat roosting boxes, sparrow terraces, swift boxes and general nesting boxes and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the building.

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

12. No use of the building shall commence until details of site wide crime prevention and security measures to be included in the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.
Reason: To design out anti-social behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

13. No development shall take place in any phase including any works of demolition until a Construction and Demolition Environmental Management Plan (CDEMP) has been submitted to and approved in writing by the local planning authority. The CDEMP shall include site procedures to be adopted during the course of construction including:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Council’s Environmental Protection Team.
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the local planning authority, shall be carried out only between the following hours 08:00 hours and 18:00 hours on Mondays to Fridays and 08:00 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 disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- 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.
- Routes for construction traffic
- Method of demolition
- Method of prevention of mud being carried onto the highway
- Location of site compound
- The erection and maintenance of security fencing/hoardings and lighting
- Proposed temporary traffic restrictions
- Parking of vehicles of site operatives and visitors
- The approved Construction and Demolition Environmental Management Plan for each phase shall be adhered to throughout the construction process.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

14. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the
local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

15. No development shall take place above slab level until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the local planning authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

16. The dwellings 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.

17. No dwelling hereby permitted shall be occupied until an external lighting plan has been submitted to and approved in writing by the local planning authority. Any external lighting must be directional and not illuminate any of the site boundaries. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development and shall be subsequently retained in that form thereafter.

Reason: To ensure any protected species are adequately protected and in accordance with policy 4 of the North Northamptonshire Joint Core Strategy and in the interests of the amenities of surrounding occupiers of the development in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

18. The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission was granted; and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.
Reason: To ensure the demolition is followed by immediate rebuilding, avoiding the unnecessary loss of buildings and to maintain the character and appearance of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

19. The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

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.

20. No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed for that building in accordance with the approved plans. 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.

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

21. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments including Roof guard railings have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. Development shall be carried out in accordance with the approved details and thereafter retained in that form.

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

SUBJECT TO A LEGAL AGREEMENT

7. PLANNING APPLICATION WP/20/00583/FUL – 128 ECTON LANE, SYWELL

The annexed circulated report of the principal planning manager, was received, including late letters, for the construction of a new sunken Eco swimming pool with living roof at 128 Ecton Lane, Sywell for Mr S MacFarlane.
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 principal planning manager recommended that the planning application be approved subject to the conditions set out in the report.

This planning application had been deferred at the planning committee meeting on 2 December 2020, due to the impact on the privacy of the neighbouring property; impact on amenity and noise associated with odour and plant equipment; a recommendation that the parties get together; and the submission of accurate plans of the neighbouring property.

The senior development management officer referred to an additional condition to be added as follows:

The condition was referred to in informative 3 but not included in the conditions set out in the report:

6. The swimming pool hereby approved shall be saltwater only.

Reason: In the interests of residential amenity in accordance with policy 8(e)(i) of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.

Additional condition 7

"Prior to any construction work commencing on site the applicant shall submit an odour assessment report to the local planning authority for approval. The assessment shall precisely specify the make, type, location and operating cycle of any plant to be installed, together with any chemicals to be used within the swimming pool water. If the assessment indicates that mitigation is required, then mitigation measures to control the odour emissions shall be proposed. Any approved mitigation measures shall be installed prior to the pool coming into use and shall be maintained thereafter.

Reason: To ensure that the proposals do not have a negative impact as a result of odour in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework".

A request to address the meeting had been received from the designer/architect.

The speaker was available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

The designer/architect explained that he wanted to address some of the concerns that had been raised at the previous planning committee meeting when the application had been deferred.
He stated that the ethos of the design from the outset was to impact as little as possible on the neighbour which was what drove the idea to sink the pool house into the floor and with a sedum roof to provide a better outlook for the neighbour and which does look over the garden. He confirmed that the sedum roof would not be an area that could be used, in essence, as a garden having a roof pitch of 15 degrees, which would not allow for any furniture to be placed. He also stated that there was a four and a half metre drop into the middle of the pool and they have a duty to prevent anyone falling into that, so they have been very robust with the balustrade to prevent anyone going on to the roof as required purely for safety reasons and as advised under building control regulations.

In relation to the proximity of the neighbouring property which was mentioned as being six feet, he reported that it was 12 foot 8 inches and had been assessed by the engineers, so the proposal does not undermine or impact on the neighbouring property.

He reported that they have engaged with neighbours on both sides, one of which was verbally ok with the proposals; and the offer to go through the proposals with the other adjoining neighbour was declined.

In relation to the odour and the noise, he reported there had been a very robust condition set and due to the costs that could have potentially been abortive at this stage, that it could be conditioned and the environment agency were happy with that. He stated that there was also an implementation condition.

He added that a report survey would be carried out once the equipment is installed to ensure there is no noise. In relation to the odours, he stated that they are hoping to use an active oxygen system which is completely odourless so there would be no odours coming out of the pool house.

The designer/architect also confirmed that they have now produced a document showing the windows on the neighbouring property.

The chairman then invited the committee to determine the application.

A councillor commented that he liked the scheme and was sorry for the neighbour objecting but had no problem with the planning application. He remarked if there were any issues the Environmental Protection Team could be contacted. The councillor also commented that he would have supported the planning application if he had been present at the last meeting which he was unable to join due to technical issues.

It was proposed by Councillor Maguire and seconded by Councillor Bell that the planning application be approved including the additional conditions 6 and 7.

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 application hereby approved shall only be brought forward in accordance with the Approved Plans:
   (i) Location Plan (IAT, 18/09/2020)
   (ii) Proposed Block Plan (IAT, 18/09/2020)
   (iii) Proposed Site Plan (IAT, 18/09/2020)
   (iv) Proposed Elevations (IAT, 19/10/2020)
   (v) Proposed Plans and Sections (IAT, 19/10/2020)

   Reason: To ensure a suitable form of development comes forward in accordance with the Development Plan and National Planning Policy Framework.

3. Prior to any construction work commencing on site the applicant shall carry out a noise impact assessment and submit a report to the local planning authority for approval. The assessment shall precisely specify the make, type, location and operating cycle of any plant to be installed. If the assessment indicates that the rating level of sound from any plant or equipment installed in connection with the swimming pool will exceed the typical background sound level at the boundary with any neighbouring noise sensitive property, when assessed in accordance with the procedures specified in British Standard BS4142:2014, "Methods for rating and assessing industrial and commercial sound", then mitigation measures to control the sound emissions shall be proposed. Any approved mitigation measures shall be installed prior to the pool coming into use and shall be maintained thereafter.

   Reason: To ensure that the proposals do not have a negative impact as a result of noise pollution in accordance with policy 8 (e) (ii) of the Joint Core Strategy and the National Planning Policy Framework.

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 development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.
5. The roof of the swimming pool and spa hereby approved shall be used solely as a roof and only accessed for essential maintenance. It shall not be made use of as a raised lawn, patio or any other amenity space.

Reason: In the interests of residential amenity in accordance with policy 8(e)(i) of the North Northamptonshire Joint Core Strategy and National Planning Policy Framework.

6. The development hereby approved is for a salt water swimming pool only.

Reason: In the interests of residential amenity in accordance with policy 8(e)(i) of the North Northamptonshire Joint Core Strategy and National Planning Policy Framework.

7. Prior to any construction work commencing on site the applicant shall submit an odour assessment report to the local planning authority for approval. The assessment shall precisely specify the make, type, location and operating cycle of any plant to be installed, together with any chemicals to be used within the swimming pool water. If the assessment indicates that mitigation is required, then mitigation measures to control the odour emissions shall be proposed. Any approved mitigation measures shall be installed prior to the pool coming into use and shall be maintained thereafter.

Reason: To ensure that the proposals do not have a negative impact as a result of odour in accordance with policy 8(e)(ii) of the Joint Core Strategy and the National Planning Policy Framework.

8. PLANNING APPLICATION WP/20/00677/FUL – 117 TORRINGTON CRESCENT, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, for a retrospective planning application for a 6 foot fence adjacent to footpath at 117 Torrington Crescent, Wellingborough for Mr Everett.

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

The chairman then invited the committee to determine the application.

A councillor considered the planning application both unsightly and unacceptable, with no permission to run a taxi business and suspected the residents to the first house at the other end of the fence would have considerable problems getting out of their drive.
Another councillor commented that this is an illegitimate business running from a domestic premises, which is clearly wrong in planning terms and we should most certainly refuse this.

A councillor referred to a photograph on page 38 in the power point presentation that showed a dropped kerb for mobility access which was being used to access the road from the site. This did concern the councillor and he knew this was not part of this planning application but hoped that officers could look further into this matter.

It was proposed by Councillor Maguire and seconded by Councillor Morrall 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. By virtue of its height, length and design, the fencing at 117 Torrington Crescent, Wellingborough is an incongruous and obtrusive addition to the street scene. The fencing is located in a prominent position within an area that has been carefully designed as an open plan estate and this is harmful to the character and appearance of the area. The development is therefore contrary to Policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy and paragraph 127 of the National Planning Policy Framework.

2. The development obscures pedestrian to vehicle visibility at the point of the vehicular access to 119 Torrington Crescent and this has an unacceptable impact on the safety of pedestrians using the pavement. The development is contrary to Policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy and paragraphs 109 and 110 (a) and (c) of the National Planning Policy Framework.

9. **APPLICATION OUTSIDE THE BOROUGH**

**PLANNING APPLICATION WP/20/00781/EXT - KETTERING SOUTH (LAND AT) OFF A509 NORTH OF ISHAM**

The annexed circulated report of the principal planning manager, was received, on planning application WP/20/00781/EXT, for the approval reserved matters (EIA): Landscaping, layout and scale in respect of KET/2018/0965, class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage at Kettering South (land at) off A509 North of Isham, Northamptonshire for Tritax Symmetry (Kettering) 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.

The planning application was an external consultation for a proposed development on land in an adjoining authority – Kettering Borough Council.
The principal planning manager recommended there be no objection, subject to statutory consultees raising no objections and the following comments should also be considered:

As stated previously, whilst no objections are raised to the principle of development, strong concerns are raised regarding the impacts of the development on Isham and the potential coalescence and visual impact on the village as well as potentially severe highway impacts in relation to the A509. In order to minimise these impacts strategic landscaping should be provided in accordance with Figure 27 of the Joint Core Strategy. This should be provided within phase 1 of the development.

The senior development management officer when presenting the application read out the recommendation and the comments to be considered. The last paragraph in the sentence in the recommendation in the report, referred to a footpath/cycleway. This should have been omitted, as it relates to the previous response to the outline planning permission and was therefore removed from the recommendation for this planning application.

The chairman then invited the committee to determine its response to the application.

A councillor referred to the scale of the development and asked if this was already determined by the previous application. The case officer confirmed that it is to a certain degree although this application includes parameter plans about the building height not the footprint. The councillor was concerned about the height and asked if there had been any consideration regarding TV reception for people in Isham as this could be a major issue with a large structure. The case officer responded that those issues would have been considered under the environmental impact assessment at the outline stage so would have been addressed.

Another councillor wanted to talk about the importance of the officer’s comments in relation to landscaping. The councillor referred members to the power point presentation on page 46 in relation to a footpath which is schematic and pointed out an orange line which meanders up to the top of the plan, which is a brook/ditch line coming through, which already has substantial trees and if properly reinforced to the north of it, would be a genuine and sensible barrier in respect of the visual amenity to the people of Isham. He also commented that whilst Isham village was located to the south there was still significant space before you get to the north end of Isham village and that landscaping was absolutely crucial as part of the scheme and was an important comment made by officers.

It was proposed by Councillor Maguire and seconded by Councillor Aslam that the recommendation in the report be approved.

On being put to the vote, the motion for approval of the recommendation to be submitted to Kettering Borough Council, was unanimously carried.

RESOLVED no objection, subject to statutory consultees raising no objections and the following comments should also be considered:
As stated previously, whilst no objections are raised to the principle of development, strong concerns are raised regarding the impacts of the development on Isham and the potential coalescence and visual impact on the village as well as potentially severe highway impacts in relation to the A509. In order to minimise these impacts strategic landscaping should be provided in accordance with Figure 27 of the Joint Core Strategy. This should be provided within phase 1 of the development.

10. APPLICATION OUTSIDE THE BOROUGH

PLANNING APPLICATION WP/20/00788/EXT – RUSHDEN EAST URBAN EXTENSION, LIBERTY WAY, RUSHDEN

The annexed circulated report of the principal planning manager was received, for an outline planning application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E (comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6/John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East Urban Extension, Liberty Way, Rushden for Taylor Wimpey UK Limited and BDW Training 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 Borough Council of Wellingborough (BCW) is a consultee only and therefore no consultations have been carried out by BCW.

The principal planning manager recommended that there be no objections, subject to statutory consultees raising no objections.

The chairman then invited the committee to determine its response to the application.

A ward councillor who lives on the border of East Northants welcomed the scheme which he considered would bring jobs and homes for the area not only in East Northants but also our Borough. Another councillor also welcomed the scheme.

Another councillor agreed that no comment be made but wanted to add a few remarks. He considered this was very much in our strategic interest that development in the Rushden area was going east rather than west thus reducing coalescence of communities within the Nene Valley. He felt it was the
right place for the development. The councillor stated that it should be welcomed.

Councillor Maguire proposed an amendment to the recommendation that we welcome the scheme.

The case officer referred members to the recommendation which was no objections, subject to statutory consultees raising no issues. He reported that not all the consultee responses have been received but a response has been received from the Highways England which raised concerns regarding some of the transport modelling to date. He added that it was reasonable to say that the key concern from Wellingborough’s perspective would be the impact of the development on the surrounding highway network.

The proposed amendment to welcome the scheme was seconded by Councillor Aslam.

Councillor Skittall felt we should be more cautious given the comment by the Highways England and proposed an amendment to the officer’s recommendation that we also add that the scheme was welcomed.

The chairman then clarified the proposed amendment.

Councillor Maguire was happy with the amendment to the recommendation that we also include that we welcome the scheme.

Councillor Skittall read out an amended recommendation that we welcome the development, subject to no objections from statutory consultees.

One of the councillors who spoke earlier then commented that he was a little concerned about the comments made earlier by the case officer. He referred to the persistent failure of Highways England to promote the dualling of the A45 from Stanwick to Thrapston and now they are thinking about problems with highway capacity. He felt this site had good access to a north/south trunk road. The councillor commented that given the scale of the urban extensions we propose to build, as well as Kettering and Corby, it would be hypocritical of us to hold back at all on welcoming this scheme. He felt that Councillor Maguire was impeccably correct in welcoming the scheme and would support his proposal.

The case officer responded that in his experience of the sustainable urban extensions (SUEs) in Northamptonshire, the first response from Highways England is to raise concerns and considered this to be a standard practice. He added that other more detailed matters would be dealt with over time and stated that we should not be concerned about their comment.

There was debate and some confusion following the proposed amendments.

A councillor asked for clarification of this council’s position if Highways England raise an objection and if we are recommending no objections, subject to statutory consultees raising no objections and also including welcoming the scheme, are we saying if Highways England object further, are we then objecting.
The case officer clarified that the way this proposal was currently written it is proposed that with the amendment, the planning application be supported subject to the details being approved by East Northants, in consultation with the statutory consultees. Therefore, if Highways England or any other statutory consultee object, the Borough Council of Wellingborough would also be objecting.

Councillor Maguire then proposed an amendment to his earlier proposal. He felt if any of the statutory consultees object, he still wanted to go with an amendment, that we welcome this scheme.

The chairman then put to the committee that we support and welcome the scheme and would continue to support it, regardless of statutory consultee objections. This amendment was proposed by Councillor Maguire and seconded by Councillor Aslam.

A councillor stated that this was not what the case officer said. The case officer stated that if statutory consultees object, then we also object.

Councillor Maguire’s proposal was contrary to that.

The case officer then added that the members might want to consider that they would not always want to support it.

Councillor Lawman proposed an amendment that the recommendation be we welcome the scheme in principle, and raise no objection, subject to statutory consultees raising no objections. Councillor Scarborough seconded the amendment.

Councillor Maguire referred to his amendment that we support the scheme even if any statutory consultees object. Councillor Aslam seconded this amendment.

The legal officer advised that Councillor Maguire’s amendment came first and the members should therefore vote on this proposal first.

On being put to the vote, there were 4 votes for the amended motion and 6 against.

The first amended motion was therefore not carried.

The second amendment proposed by Councillor Lawman and seconded by Councillor Scarborough that we welcome the scheme in principle, and raise no objection, subject to statutory consultees raising no objections was then voted on.

On being put to the vote, there were 8 votes for the amended motion and 2 against. This became the substantive motion.

RESOLVED that we welcome the scheme in principle, and raise no objection, subject to statutory consultees raising no objections.
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 principal planning manager, in accordance with delegated powers; and appeal information as set out in the report of the principal planning manager, (Minute 4), be noted.

12. PLANNING APPEAL DECISION

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

(i) 11/12/2020, for the proposed development to construct a new block of 4 residential units on land to the rear of 21A Silver Street, Wellingborough, which was dismissed.

The meeting closed at 8:25pm.

Chairman
Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, G Lawman, Scarborough, Skittrall, Stevenson and Ward.

Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Mrs L Jelley (Senior Development Management Officer), Mrs S Garbutt (Senior Development Management Officer), Mr D Law (Senior Development Management Officer), Mrs E Granger (Legal Adviser), Mrs F Hubbard (Senior Democratic Services Officer) and Mrs C Mundy (Senior Democratic Services Officer) and Mrs E Robinson (Democratic Services Support Officer) (meeting Producers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies were received from Councillors Graves, Griffiths and Maguire.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and the council’s code of conduct and rules of procedure, the under-mentioned councillor declared an interest in the following item:

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>G Lawman</td>
<td>7</td>
<td>WP/20/00793/FUL</td>
<td>Other – I am a local resident but there is no harm/benefit to me than any other resident</td>
</tr>
<tr>
<td>G Lawman</td>
<td>9</td>
<td>WP/20/00744/FUL</td>
<td>One of the speakers is known to me but not prejudicially</td>
</tr>
</tbody>
</table>

3. CONFIRMATION OF MINUTES – 6 JANUARY 2021

RESOLVED that the minutes of the planning committee held on 6 January 2021, be confirmed and signed.

4. REPORT OF THE PRINCIPAL PLANNING MANAGER

RESOLVED that the annexed circulated report of the principal planning manager, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.
5. **PLANNING APPLICATION WP/20/00372/FPD – STREET RECORD – FOOTPATH UM9 FROM IRTHLINGBOROUGH ROAD TO JUNCTION WITH UM8 AND UM10 WELLSINGBOROUGH**

The annexed circulated report of the principal planning manager, was received for an application for footpath UM9 (from Irthlingborough Road to the junction with footpaths UM8 and UM10) right of way extinguishment and diversion to route 10 part 1 at street record footpath UM9 from Irthlingborough Road to junction with UM8 and UM10 Wellingborough for Mr C Bell.

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 principal planning manager recommended approval be granted to make the footpath diversion order in accordance with Section 257 of the Town and Country Planning Act 1990 as follows:

1. the application be granted and a Diversion Order made.
2. the Principal Planning Manager is authorised to give the requisite notices and to publicise the making of the Order.
3. if no objections are received or if received withdrawn the Principal Planning Manager to confirm the Order.
4. if objections are received and not withdrawn, subject to the applicant agreeing to pay the council's costs associated with a public inquiry and seeking confirmation of the Order by the Secretary of State, the Principal Planning Manager be authorised to take any action necessary for the Order to be confirmed by the Secretary of State.

The committee was given the opportunity to ask questions for clarification.

A member asked if the diverted footpath would be usable before they close UM9 and the case officer confirmed that it should be in place prior to the closure of UM9.

Another member asked if the signage was included in the costs and the case officer responded that the only costs she was aware of was the admin costs that would cover the administration, advert and publication of the order. She understood the cost of signage would be taken into account at a later stage.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall seconded by Councillor Aslam that approval be granted to make the footpath diversion order in accordance with Section 257 of the Town and Country Planning Act 1990.

On being put to the vote, the motion for approval was unanimously carried.
RESOLVED that the Council make the footpath diversion order in accordance with Section 257 of the Town and Country Planning Act 1990 as follows:

(1) the application be granted and a Diversion Order made.
(2) the Principal Planning Manager is authorised to give the requisite notices and to publicise the making of the Order.
(3) if no objections are received or if received withdrawn the Principal Planning Manager to confirm the Order.
(4) if objections are received and not withdrawn, subject to the applicant agreeing to pay the council's costs associated with a public inquiry and seeking confirmation of the Order by the Secretary of State, the Principal Planning Manager be authorised to take any action necessary for the Order to be confirmed by the Secretary of State.

6. PLANNING APPLICATION WP/20/00732/REM – LAND AREA 36 PRIMARY SCHOOL, STANTON CROSS, IRTHLINGBOROUGH ROAD NORTH, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, for a primary school and children's centre, including vehicular parking, hard and soft landscaping, external amenity space and ancillary works pursuant to planning permission reference WP/15/00605/VAR. An environmental statement (August 2004/05) was submitted to and approved by Borough of Wellingborough Council under the original outline permission WP/2004/0600/O as the application constituted an environmental impact assessment application. An Environmental Statement Supplement was approved by Borough of Wellingborough Council under s.73 outline permission WP/15/00605/VAR on land area 36 Primary School, Stanton Cross, Irthlingborough Road, Wellingborough for McAvoy Group Limited.

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

It was recommended to delegate to the Principal Planning Manager to approve subject to the conditions set out in the report and following the completion of a Deed of Variation to the original S106 Planning Agreement.

A request to address the meeting had been received from the planning consultant. Two representatives from Northamptonshire County Council (the Educational Lead and the Project Manager) and the Pre-Contract Bid Manager from McAvoy Group were also available to answer any questions of clarification.

They were available to speak via the Microsoft Teams Platform through the conference call facility.

The planning consultant worked for JLL. He represented the applicant, McAvoy Group, who had designed and would be constructing the project on behalf of Northamptonshire County Council.
He reported that the reserved matters application was for a new two-form entry primary school to serve the new community of Stanton Cross. The consultant explained that the school operator had not yet been selected but the proposals had been developed with Northamptonshire County Council to ensure it was fit for purpose for the new school operator. The school would cater for 420 primary school pupils between the ages of 4 and 11. He explained that the layout and design of the school would provide a positive, complementary relationship with future projects planned under the Neighbourhood Centre and South Slopes Areas Design Brief. This included the more immediate residential development adjacent to the site and the proposals for a plaza to the South West of the main school entrance, which would address the junction of route 10 and Irthlingborough Road, whilst providing a welcoming main entrance to the school for pupils. The consultant reported that the team had worked proactively from an early stage with the Council’s design officers, transport officers at Northamptonshire County Council and design officers at North Northamptonshire Joint Planning Delivery Unit. This included pre-and post-application discussions and the scheme had been amended during the determination period in response to stakeholder and officer comments and there are no objections to the application from consultees.

The committee was given the opportunity to ask questions for clarification.

A member raised several questions to the speakers. In relation to the plaza he noted there was a comment that highways did not want the cost of maintaining it and wanted confirmation that the small amenity area would be there as per the drawings; he noted disabled spaces but no vehicle charging spaces; he had concerns there would be no sprinklers as he understood this was not required under the Department for Education (DFE) guidance; he noted there would be manual gates at the school and wanted to know why electronic gates are not proposed from the start; he had a query from someone asking if the doors that face the playing fields do have opening doors straight out onto the play area from the rooms; he had concerns about the traffic blocking route 10 during drop off and pick up times and wanted to know what arrangements had been made during those particular times of day. 

The agent and the Pre-Contract Bid Manager from McAvoy Group responded as follows to the questions:

The plaza would be provided as shown on the proposed layout. Part of it being within the school’s demise. 60/70% would be managed and maintained by the school and there would be a demarcation line and the other area would be under the control of the developer and would be their responsibility to manage. It was believed they would probably bring in a contractor as part of wider works.

In terms of vehicle charging there was no actual requirement for this provision in the parking areas but there are 4 spaces identified that have the relevant conduit but no infrastructure at present but are ready to be fitted if required.

Fire suppression sprinklers are not required within a building of this particular scale and this has been checked and validated by an independent fire engineer and consultant who produced a fire strategy report, confirming the adequacy of the design without further sprinklers.
The gates to the development would be recessed to allow some queuing of vehicles to take place on site and off the public highway. Drop off and pick up is not anticipated to happen on the site but delivery vehicles would be able to pull off the highway avoiding congestion. It was not essentially down to a matter of cost although it was one of the factors, but also speaking on behalf of the school operator to be appointed, that because the gates would essentially be only open in the mornings, for a brief period, and the end of the day, the gates would be locked during the school day, apart for any scheduled deliveries and it was envisaged that a manual gate was more than adequate. The gates would be under CCTV surveillance by the office and there would also be an intercom system at the gate.

With regard to the doors onto the play areas, there are rear doors which open up onto the external play area, not directly onto the field, but to the hard play area to the East of the site.

In relation to traffic congestion during drop off and pick up times there is nothing proposed on site but it has been identified this could be offered off-site, which was agreed with Northamptonshire County Council, using an adjacent retail development. It was agreed that across the road on the West side of route 10 there is going to be a shopping precinct with suitable parking and it was envisaged that would be more than adequate to satisfy the needs in terms of drop off and pick-up for the parents, as it would be in the immediate vicinity of the school with a crossing facility. Northamptonshire County Council Education did not wish to have drop off and pick-up zones within the school therefore it was designed with that in mind.

The chairman was concerned about the manual gates and the potential build-up of delivery vehicles waiting for someone to open the gates. He commented that automatic gates might be worth considering.

The chairman then invited the committee to determine the application.

It was proposed by Councillor G Lawman and seconded by Councillor Skittrall 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 delegated to the Principal Planning Manager to approve subject to the following and the completion of a Deed of Variation to the original s106 Planning Agreement:

1. The development hereby approved shall be carried out in accordance with the following drawings:
   Received 09 Nov 2020
   PJT10078-MCA-ZZ-XX-DR-A-9001 Rev P02 - Location Plan
   PJT10078-MCA-ZZ-XX-DR-A-9005 Rev P02 - Proposed Site Sections
   PJT10078-MCA-ZZ-GF-DR-A-9006 Rev P01 Proposed Ground Floor Plan
   PJT10078-MCA-ZZ-01-DR-A-9007 Rev P01- Proposed First Floor Plan
   PJT10078-SMK-ZZ-XX-SP-ME-1102 Rev P01- Sustainable Design & Energy Statement
Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

2. No building or use hereby permitted shall be occupied or the use commenced until the vehicular access has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

3. 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.
4. No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists has/have been constructed in accordance with the approved plans. The means of access shall thereafter be retained for these purposes only.

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

5. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

6. The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

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.

7. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. Development shall be carried out in accordance with the approved details and thereafter retained in that form.

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

8. The Mitigation and Compensation measures outlined in section 4 in the submitted Preliminary Ecological Appraisal by Blue Sky Design Services Ltd Document Ref: PJT10078-OTH-XX-XX-RP-SU-0010 shall be fully implemented prior to the first occupation of the use hereby permitted and shall thereafter be maintained and retained as approved. The bird
and bat boxes are to be integral, self-cleaning and/or maintenance free models.

Reason: To minimise the impact of the development on the biodiversity of the area and to secure enhancements to the local ecological network in accordance with Paragraph 109 of the National Planning Policy Framework and policy 4 of the North Northamptonshire Joint Core Strategy.

9. No building or use herby permitted shall be occupied or the use commenced until the landscaping scheme has been completed in accordance with the approved plans, specifications and timetables unless a revised programme is agreed in writing with the local planning authority.

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.

SUBJECT TO LEGAL AGREEMENT

7. PLANNING APPLICATION WP/20/00793/REM – SITE R10A RESIDENTIAL W NORTH, NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, for a reserved matters application for 148 dwellings (47.3% affordable) on parcel R10a, Niort Way, Glenvale Park, Wellingborough pursuant to outline planning permission reference WP/16/00271/VAR for approval of access, appearance, landscaping, layout and scales including discharge of 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; 4A(a) layout, design and specification of drainage infrastructure; 4A(b) detailed survey of existing ground level of the development and the finished floor levels of the buildings; 4A(c) waste management facilities strategy and waste collection receptacles; 5 (statement of compliance with design code); 6 (accordance with the planning application framework plan); 10 (structural landscape scheme); 11 (existing landscape features); 15 (construction management features); 16 (lighting strategy); 19 (foul water drainage); 20 (surface water drainage); 23 (sustainability statement); 27 (highway and access phasing); 31 (nationally described space standards); 32 (national accessibility standards); and 33 (water use limiting measures) at Site R10A Residential W North, Niort Way, Wellingborough for Mr M Best.

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 principal planning manager recommended that the reserved matter consent be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out in the report. Conditions 4(a), 4
The case officer referred to the late letters’ list and following receipt of the comments made by the senior urban design consultant, the applicant has agreed to accept two additional conditions in relation to the submission of additional landscaping details to the front of plots 53 – 60 and also the design and siting of the bin store in the Southern block. She reported that it was therefore recommended to delegate to the principal planning manager to agree the wording of the two additional conditions and the other conditions are set out in the report along with the partial discharge of conditions 4 (a), 4(b), 4(c), 4(A) (a), 4(A) (b), 4(A) (c), 5, 6, 10, 11, 15, 16, 19, 20, 23, 27, 31, 32 and 33.

Requests to address the meeting had been received from the agent and the architect to answer any questions of clarification.

The speakers were available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

A member referred to an adoption strategy showing the very top of the estate which he assumed would not be adopted as there were more than five properties accessing this. He understood that it could only be a private drive if you had five properties and wanted to know why this area was not being adopted.

The agent understood that Northamptonshire County Council Highways had signed off the arrangement and had no objection with the layout as shown.

Another member queried some of the areas on the corners of the plans that perhaps relate to visibility splays. He wondered what provision there was to ensure they do not become parking spaces for excess parking which also reduces visibility.

The agent responded that there would be sufficient parking. He added that they are unable to control the actions of each individual and he considered there to be enough parking within the residential area as proposed so the visibility splays would be kept free of any unauthorised parking.

The member was concerned that there were no measures in place to ensure this does not happen.

The chairman responded that Northamptonshire County Council Highways were satisfied but suggested our officers could make representation to Highways regarding the visibility splay areas. The case officer asked for clarification if members were seeking bollards to be put in those areas as the pink lines on the drawing to which were being referred cut across a footpath beyond which is an area of grass. She added that the developer would have to pay extra for the bollards to Northamptonshire County Council to adopt those areas of space, if members are looking to prevent people from parking on the grass and pavements. The member who raised the concerns confirmed that those were the corners. It was then suggested by an officer that it could be
dealt with by trees and shrubs to alleviate those concerns, therefore the chairman suggested it be part of the condition of the landscaping scheme for officers to resolve with Northamptonshire County Council Highways.

The architect who then joined the meeting responded to the query raised earlier by the member in relation to the adoption strategy and the area not being adopted at the very top of the estate. He considered there to be an error with the document as that particular part of the design was intended to be adopted as a shared surface. The agent then added that this area was referred in the key of the plan to be adoptable which had been deemed as acceptable by Northamptonshire County Council Highways.

The chairman then invited the committee to determine the application.

A member considered planters would be more appropriate than trees/shrubs or bollards.

He also referred to the noise for these houses that would eventually be in the new Isham to Wellingborough Improvement Corridor (IWIMP) and the potential cost of noise mitigation for all these properties would fall on the public purse. He would have hoped to have seen this in these properties from the start.

The same member stated that it was nice to see the affordable housing but commented it had been put in the farthest part of the site and from any bus route and was the most inaccessible part of the estate which he considered to be regrettable.

Another member asked the officers if he was correct in thinking there was a lot of tandem parking on this part of the estate. The case officer confirmed that there is some tandem parking along the back road serving plots 46 – 77 which are wide plots and there is visitor parking in the vicinity. She confirmed a mixture of parking had been provided across the scheme with a mixture of tandem, parallel parking and parking courts. She confirmed that Northamptonshire County Council Highways are happy with what had been proposed with the parking layout.

The same member was not happy with what was proposed and considered it to be cramped with a lot of tandem parking, particularly two groups of houses along the road at the back and felt it would create endless difficulties between occupiers. He also commented that he did not like ‘over-seeing’ garage courts. The member considered it to be over cramped with housing and parking would suffer and made a comment that it had the makings of an out and out slum if we were not careful.

The chairman suggested officers discuss the tandem parking in that area.

It was proposed by Councillor Morrall and seconded by Councillor Bell that the reserved matter consent be approved with two additional conditions in relation to the submission of landscaping to the front of plots 53-60 and the design and siting of a bin store in the south block.

On being put to the vote, the motion for approval was carried by 4 votes, with 2 against and 2 abstentions.
RESOLVED that the reserved matter consent should be approved in relation to access, scale, appearance, layout and landscaping subject to the conditions set out below. Conditions 4(a), 4 (b), 4 (c), 4 (A) (a), 4 (A) (b), 4(A) (c), 5, 6, 10, 11, 15, 16, 19, 20, 23, 27, 31, 32 and 33 can be partially discharged:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
   MCL013/001 (R10a application site boundary) received 27 November 2020;
   MCL013/002 (R10a site location plan) received 27 November 2020;
   GPWEL MCB ZZ ZZ DR A 0230 D5 Rev P8 (site layout plan) received 14 January 2021 (condition 4(a) and 4(b));
   GPWEL MCB ZZ ZZ DR A 0231 D5 Rev P3 (external materials and boundary treatment plan) received 14 January 2021 (condition 4(a) and 4(c));
   GPWEL MCB ZZ ZZ DR A 0232 D5 Rev P3 (surfacing materials) received 14 January 2021 (condition 4(a) and 4(b));
   GPWEL MCB ZZ ZZ DR A 0233 D5 Rev P7 (tenure plan) received 14 January 2021 (S106 agreement);
   PWEL MCB ZZ ZZ DR A 0234 D5 Rev P3 (refuse strategy plan) received 14 January 2021 (condition 4A(c));
   PWEL MCB ZZ ZZ DR A 0235 D5 Rev P3 (parking strategy plan) received 14 January 2021 (condition 4(b));
   GPWEL MCB ZZ ZZ DR A 0105 D5 Rev P2 (housetype elevations & elevations T3_ Detailing 3 plot 43 handed) received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0106 D5 Rev P2 (housetype elevations & elevations T4_ Detailing 3 plots 36,76,148 as shown and plots 37, 77 handed received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0107 D5 Rev P3 (housetype elevations & elevations T5_ Detailing 3 plots 32, 34,38,74 as shown and plots 33,35,39,75 handed received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0110 D5 Rev P2 (housetype elevations & elevations T5_ Detailing 2 plot 107 handed received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0111 D5 Rev P3 (housetype elevations & elevations T6 Detailing 3 plot 55,67, 78,79,96 as shown and plots 56,68,69,80 handed) received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0116 D5 Rev P2 (housetype elevations & elevations T7 Detailing 3 plot 29 as shown received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0117 D5 Rev P3 (housetype elevations & elevations T8 A_Detailing 3 plot 140 as shown and plots 30,31,41,89,97,143,147 handed) received 27 November 2020 (condition 4 (a);
   GPWEL MCB ZZ ZZ DR A 0118 D5 Rev P3 (housetype elevations & elevations T8 B_Detailing 3 plots 98 as shown and plots 40, 42, 85 handed) received 27 November 2020 (condition 4 (a);
elevations T8_B_Detailing 1 plots 90 as shown and plots 86, 99 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0125 D5 Rev P2 (housetype elevations & elevations T9_Detailing 2 plots 111,115,120,125 as shown and plots 114, 119, 124 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0126 D5 Rev P2 (housetype elevations & elevations T10 Detailing 3 plots 49,70 as shown and plots 50,71 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0127 D5 Rev P2 (housetype elevations & elevations T10_Gable_Detailing 3 plot 142 as shown, plot 141 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0128 D5 Rev P2 (housetype elevations & elevations T10_Gable_Detailing 2 plot 113 as shown as shown and plots 112 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0129 D5 Rev P2 (housetype elevations & elevations T11_A_Detailing 3 plot 44 as shown) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0130 D5 Rev P2 (housetype elevations & elevations T11_B_Detailing 3 plot 84 as shown) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0131 D5 Rev P2 (housetype elevations & elevations T11_B_Detailing 1 plot 87 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0132 D5 Rev P2 (housetype elevations & elevations T12_Detailing 3 plots 88, 95 handed) received 27 November 2020(condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0133 D5 Rev P1 (housetype elevations & elevations T6_Gable_Detailing 2 plots 117,118,123,127,128 as shown & plots 116, 126 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0134 D5 Rev P1 (housetype plans & elevations T8_B_Detailing 2 plot 28 as shown received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0150 D5 Rev P2 (housetype plans T1 + T2 plots 6-11 as shown & plots 12-17 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0151 D5 Rev P2 (housetype elevations T1 + T1_plots 6-11 as shown & plots 12-17 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0152 D5 Rev P3 (housetype plans T1 B+T2_plots 18-23 as shown) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0153 D5 Rev P2 (housetype plans T1 B+T2_plots 18-23 as shown) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0154 D5 Rev P3 (housetype elevations T1 B+T2_plots 18-23 as shown) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0155 D5 Rev P2 (housetype plans T1 & T2_plots 1-5 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0156 D5 Rev P2 (housetype elevations T1 & T2_plots 1-5 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0160 D5 Rev P2 (housetype plans & elevations T4_Detailing 3 _Affordable plot 51 as shown and plot 52
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0162 D5 Rev P2 (housetype plans &
elevations T5_Detailing 2_Affordable plot 130 as shown) received 27
November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0163 D5 Rev P2 (housetype plans &
elevations T5_Gable_Detailing 2_Affordable plots 108 as shown and
plots 129 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0164 D5 Rev P2 (housetype plans &
elevations T6_Detailing 3_Affordable plots 59,63,72,82,93,105,145 as
shown and plots 60,64,73,94,104 handed) 27 November 2020
(condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0165 D5 Rev P2 (housetype plans &
elevations T6_Gable_Detailing 3_Affordable plots 146 as shown and
plots 144 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0167 D5 Rev P2 (housetype plans &
elevations T8_Detailing 3_Affordable plots 53,57 as shown and plots
54,58, 132 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0168 D5 Rev P2 (housetype plans &
elevations T8A_Detailing 3_Affordable plot 133 as shown and plots 100
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0169 D5 Rev P3 (housetype plans &
elevations T8_Detailing 3_Affordable plots 53,57 as shown and plots
54,58, 132 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0170 D5 Rev P2 (housetype plans &
elevations T8A_Detailing 2_Affordable plot 26 as shown and plots
27 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0171 D5 Rev P2 (housetype plans &
elevations T8_Detailing 3_Affordable plot 131 as shown and plot 106
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0172 D5 Rev P2 (housetype plans &
elevations T8A_Detailing 2_Affordable plot 131 as shown and plot 106
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0173 D5 Rev P2 (housetype plans &
elevations T9_Detailing 2_Affordable plot 110 as shown and plot 109
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0175 D5 Rev P1 (housetype plans &
elevations T5_Detailing 3_Affordable plots 101 as shown) received 27
November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0176 D5 Rev P1 (housetype plans &
elevations T6_Gable_Detailing 2_Affordable plot 122 as shown and plot
121 handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0177 D5 Rev P2 (housetype plans &
elevations T7_Detailing 2_Affordable plots 23,24 as shown and plot 25
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0180 D5 Rev P2 (housetype plans &
elevations T13_Detailing 3_Affordable plot 47 as shown and plot 48
handed) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0181 D5 Rev P2 (housetype plans &
elevations T13_Gable_Affordable plot 61 as shown and plot 62 handed)
received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0182 D5 Rev P1 (housetype plans &
elevations T6_Gable_Detailing 1_Affordable plot 92 as shown and plots
91 handed) 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0183 D5 Rev P1 (housetype plans & elevations T8_Gable_Detailing 3_Affordable plot 81 as shown and plot 83 handed) 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0190 D5 Rev P1 (plans and elevations of bins and bike stores) received 27 November 2020 (condition 4 (a);
GPWEL MCB ZZ ZZ DR A 0300 D5 Rev P1 (housetype plans T1 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0306 D5 Rev P1 (housetype plans T4_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0301 D5 Rev P1 (housetype plans T1B NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0302 D5 Rev P1 (housetype plans T2 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0303 D5 Rev P1 (housetype plans T3 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0304 D5 Rev P1 (housetype plans T4 M4 (2) Compliance) received 27 November 2020 (condition 32);
GPWEL MCB ZZ ZZ DR A 0305 D5 Rev P1 (housetype plans T4 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0306 D5 Rev P1 (housetype plans T4_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0307 D5 Rev P1 (housetype plans T5 M4 (2) Compliance) received 27 November 2020 (condition 32);
GPWEL MCB ZZ ZZ DR A 0308 D5 Rev P1 (housetype plans T5 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0309 D5 Rev P1 (housetype plans T5_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0310 D5 Rev P1 (housetype plans T6 M4(2) Compliance) received 27 November 2020 (condition 32);
GPWEL MCB ZZ ZZ DR A 0311 D5 Rev P1 (housetype plans T6 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0312 D5 Rev P1 (housetype plans T6_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0313 D5 Rev P1 (housetype plans T7_Affordable M4 (2) Compliance) received 27 November 2020 (condition 32);
GPWEL MCB ZZ ZZ DR A 0314 D5 Rev P1 (housetype plans T7 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0315 D5 Rev P1 (housetype plans T7_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0316 D5 Rev P1 (housetype plans T8 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0317 D5 Rev P1 (housetype plans T8_Affordable M4 (2) Compliance) received 8 December 2020 (condition 32);
GPWEL MCB ZZ ZZ DR A 0318 D5 Rev P1 (housetype plans T8_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0319 D5 Rev P1 (housetype plans T8 A/B NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0320 D5 Rev P1 (housetype plans T8 A/B_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0321 D5 Rev P1 (housetype plans T9 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0322 D5 Rev P1 (housetype plans T9_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0323 D5 Rev P1 (housetype plans T10 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0324 D5 Rev P1 (housetype plans T11 A/B NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0325 D5 Rev P1 (housetype plans T12 NDSS Compliance) received 27 November 2020 (condition 31);
GPWEL MCB ZZ ZZ DR A 0326 D5 Rev P1 (housetype plans T10_Affordable NDSS Compliance) received 27 November 2020 (condition 31);
CSA 4935 100 Rev B (soft landscape proposals sheet 1 of 3) received 14 January 2021 (condition 4 (c));
CSA 4935 101 Rev B (soft landscape proposals sheet 2 of 3) received 14 January 2021 (condition 4 (c));
CSA 4935 102 Rev B (soft landscape proposals sheet 3 of 3) received 14 January 2021 (condition 4 (c));
Lockhart Garratt Arboricultural Impact Assessment Glenvale Park (Parcel R10A), Wellingborough reference 20-4246 Version 2 dated 12 November 2019 received 27 November 2020 (conditions 4 (c) and 11);
3595/01/20-4332 (tree constraints plan -overview) received 27 November 2020 (condition 11);
3595/01/20-4332 (tree constraints plan -plan 2) received 27 November 2020 (condition 11);
3595/01/20-4244 (arboricultural impact plan -site overview) received 27 November 2020 (condition 11);
3595/01/20-4245 (tree protection plan -site overview) received 27 November 2020 (condition 11);
PBA 27391/009 Rev A (North Wellingborough flood plains) dated 02.05.2014 received 27 November 2020 (condition 20);
PBA 27391/500/002 Rev D (North Wellingborough strategic surface water drainage drainage strategy) dated 30.06.2014 received 27 November 2020 (condition 20);
PBA 27391/500/003 Rev I (North Wellingborough detailed design highway access drainage layout sheet 3 of 4) dated 19.03.2018 received 27 November 2020;
PBA 27391/500/014 Rev F (North Wellingborough phase 1 infrastructure flood plains sheet 1 of 2) dated 19.03.2018 received 27 November 2020 (condition 20);
PBA 27391/500/016 Rev F (North Wellingborough phase 1 infrastructure flood flow analysis) dated 19.03.2020 received 27 November 2020 (condition 20);
Stantec technical note 47831 TN001 Rev A North Wellingborough parcel R10A surface water drainage and flood risk dated 14.01.2021 (35 pages) received 14 January 2021 (condition 20);
Stantec Technical Note Appendix G Microdrainage calculations (13 pages) dated 29.09.2020 received 27 November 2020 (condition 20);
Stantec 47831/2001/100/001 Rev B (North Wellingborough parcel R10 general arrangement) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/100/002 Rev B (North Wellingborough parcel R10 visibilities) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/100/003 Rev C (North Wellingborough parcel R10 adoption strategy) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/100/004 Rev B (North Wellingborough parcel R10 existing levels) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/100/006 Rev B (North Wellingborough parcel R10 swept path analysis) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/100/007 Rev B (North Wellingborough parcel R10 swept path analysis) dated 14.01.2021 received 14 January 2021 (condition 4 (b));
Stantec 47831/2001/500/001 Rev E (North Wellingborough parcel R10 drainage layout) dated 14.01.2021 received 14 January 2021 (conditions 4 (b), 19 and 20);
Stantec 47831/2001/600/001 Rev E (North Wellingborough parcel R10 finished floor levels) dated 28.09.2020 received 14 January 2021 (condition 4A (b));
Stantec 47831/2001/1300/001 Rev B (North Wellingborough parcel R10 street lighting) dated 30.10.2020 received 14 January 2021 (condition 16);
GPWEL-MCB-XX-XX-DA-A-0010-D5-P5 LHG60757 Design Code Compliance Statement for Glenvale Park Parcel R10 (a), Wellingborough by McBains dated September 2020 received 27 November 2020 (condition 6);
Noise Impact Assessment, Glenvlae Park by BWB Consulting reference MCA2105-001 Version 2 dated 08.07.2020 received 27 November 2020 (condition 14);
Stantec 49986 - North Wellingborough Parcel R10A lighting strategy dated October 2020 received 27 November 2020 (condition 16);
Sustainability Statement for R10(a) Glenvale Park dated 24 September 2020 version 1 by environmental economics (16 pages) received 27 November 2020 (conditions 23 and 33);
Stantec 27391/2001 REV A - North Wellingborough Parcel R10A construction environmental management plan dated January 2021 received 14 January 2021 (19 pages) (condition 15);
47831/2001/100/008 - Construction Traffic Management Plan received 14 January 2021 (condition 15);
60757 Accommodation Schedule with tenure for parcel R10a, Glenvale Park dated 07.01.2020 (site layout plan P8) received 15 January 2021 (condition 31);

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 first occupation in any parcel or phase details of 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 estate street affording access to those dwelling(s) within the reserved matters area 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 CSA 4935 100 Rev B (soft landscape proposals sheet 1 of 3) received 14 January 2021; CSA 4935 101 Rev B (soft landscape proposals sheet 2 of 3) received 14 January 2021 and CSA 4935 102 Rev B (soft landscape proposals sheet 3 of 3) received 14 January 2021 shall be carried out in the first planting season following the occupation of the associated and relevant individual 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. The boundary treatment details for each dwelling shown on drawing number GPWEL MCB ZZ ZZ DR A 0231 D5 Rev P3 (external materials and boundary treatment plan) received 14 January 2021 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 prior to the occupation of the relevant individual dwelling.

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. The relevant dwelling shall not be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials, as shown drawing numbers PWEL MCB ZZ ZZ DR A 0234 D5 Rev P3 (refuse strategy plan) received 14 January 2021 and GPWEL MCB ZZ ZZ DR A 0190 D5 Rev P1 (bins and bike store) received 27 November 2020 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.

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.

9. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing number PWEL MCB ZZ ZZ DR A 0235 D5 Rev P3 (parking strategy plan) received 14 January 2021 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.

10. 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.

11. 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.

12. Prior to any construction work commencing on site the environmental noise impact assessment shall be reviewed and a report shall be submitted to and approved by the local planning authority. The review should assume that traffic noise mitigation is provided as part of the proposed IWIMP road scheme. Where necessary the report shall include proposals to mitigate any observed adverse effects due to noise on the health and quality of life of the future residents. If it is found that it will be necessary to rely on closed windows to achieve satisfactory internal noise levels, then an assessment of the risk of overheating together with proposals for providing adequate cooling ventilation should also be submitted for approval. The assessment shall be carried out by a competent person and where appropriate have regard to the following guidance;
- Professional Practice Guidance, ProPG: Planning & Noise
The approved scheme shall be implemented prior to the first occupation of any associated dwelling.

Reason: In the interests of the future occupiers' amenities in relation to traffic noise and to ensure a suitable mitigation measures are agreed to prevent overheating and ensure adequate cooling ventilation are provided to accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the details shown on drawing number GPWEL MCB ZZ ZZ DR A 0232 D5 Rev P3 (surfacing materials) received 14 January 2021 no development shall take place above slab level until samples of the two block paving 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) (ii) of the North Northamptonshire Joint Core Strategy.

13. Details and design of the balconies proposed serving plots 1-22 inclusive shall be submitted to and be approved in writing by the local planning authority before the relevant parts of the work are commenced. This should have regard for crime prevention and 'Secured by Design' principles. The development shall be completed in accordance with the approved scheme before the relevant associated dwelling is first occupied.

Reason: To design out crime and promote the well-being in the area. In accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy

14. Notwithstanding the details shown on drawing numbers CSA 4935 101 Rev B (soft landscape proposals sheet 2 of 3) received 14 January 2021 prior to the first occupation of any dwelling details of additional tree planting to be provided to the frontages of plots 53 to 60 (inclusive) shall be submitted to and approved in writing by the local planning authority. The approved landscaping scheme shall be carried out in the first planting season following the occupation of the associated and relevant individual 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.

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15. Notwithstanding the details shown on drawing numbers GPWEL MCB ZZ ZZ DR A 0230 D5 Rev P8 (site layout plan); GPWEL MCB ZZ ZZ DR A 0231 D5 Rev P3 (external materials and boundary treatment plan); GPWEL MCB ZZ ZZ DR A 0232 D5 Rev P3 (surfacing materials); GPWEL MCB ZZ ZZ DR A 0233 D5 Rev P7 (tenure plan); GPWEL MCB ZZ ZZ DR A 0234 D5 Rev P3 (refuse strategy plan); GPWEL MCB ZZ ZZ DR A 0235 D5 Rev P3 (parking strategy plan) GPWEL MCB ZZ ZZ DR A 0152 D5 Rev P3 (housetype plans T1 B+T2_plots 18-23 as shown) and GPWEL MCB ZZ ZZ DR A 0154 D5 Rev P3 (housetype elevations T1 B+T2_plots 18-23 as shown) prior to the construction of plots 18 - 23 drawings shall be submitted to and approved by the local planning authority which relocate the bin store to the rear courtyard and the bike store to the main front elevation of the building. The approved scheme shall be implemented prior to the first occupation of any dwelling in plots 18 - 23 and shall thereafter be maintained in that form.

Reason: To improve the visual appearance of the building serving plots 18 - 23 in the street scene in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/20/00648/FUL – DUNGEE CORNER, HARROLD ROAD, BOZEAT

The chairman referred members to the late letters’ list and announced that the planning application had been withdrawn by the applicant thus no determination was required.

RESOLVED to note that the planning application had been withdrawn by the applicant.

9. PLANNING APPLICATION WP/20/00744/FUL – TULIP LODGE, 85 HARROWDEN ROAD, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, for the erection of a new 3 no. bed, 6 no. person detached dwelling house in the rear garden of the existing property; Tulip Lodge on Harrowden Road in Wellingborough. Including the creation of a new access road from Roche Way and the erection of a detached double garage at Tulip Lodge, 85 Harrowden Road, Wellingborough for Mr and Mrs D Kemp.

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 principal planning manager recommended that the planning application be refused for the reasons set out in the report.
The senior development management officer referred members to the late letters’ list and advised that the SPA mitigation payment was made yesterday meaning the fourth reason for refusal in the report was no longer applicable. She also advised that since the late letters’ list had been circulated the fire service had advised in writing that they would be happy that sprinklers are utilised in the dwelling and not a fire hydrant as suggested by the agent.

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

The speakers were available to speak via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

The first objector addressed the committee on the proposed access route reporting that Tulip Lodge was accessed from Harrowden Road and there was no right of access to Roche Way therefore the proposal relied on securing land from 89 Harrowden Road. He commented that the proposed driveway was narrow and curved with limited turning such that large vehicles would be forced to reverse and that the new roadway would remove green space, flora and fauna. The objector referred to the communal garage access roadway which he stated was below the minimum width prescribed by Northamptonshire County Council Highways. He reported that planning permission had been previously granted for 16A and B, on appeal, but this was on the basis outline permission had been granted unopposed and the houses were already under construction. He felt an approval would increase the risks of a collision and friction between neighbours. He commented that the access for the construction phase through this route was extremely problematic. He reported that when planning permission was granted for a significant extension on 89 Harrowden Road in November 2020, a condition was imposed that construction was not undertaken via Roche Way and this should apply to this development.

He also made several comments in relation to the proposed building including that the drawings did not adequately define the position of the proposed property relative to its neighbours, in particular the dimensions of the projecting ‘box’ from the upper floor; the front elevation drawing marks the proposed property and 16A Roche Way as being on the same ground level when the proposed development site was considerably higher; the developer seeks to utilise the building line of 16A and B but did not follow the principles of a reduced ridge height and no clear windows on the Northern elevation; the material choice of stone and coloured metal cladding was out of keeping with the surrounding buildings which are brick and tile; the ridge height was excessive and the stark design approach and materials would make the property dominant and overbearing on 16A Roche Way; the garage height was excessive at over 5m; with a garden of around 30ft the purpose of the raised terrace would only be to facilitate views beyond the property boundaries and queried why this feature was needed; the proposals seek to utilise the screening effect of a conifer hedge owned by 16A to argue the impact be softened, erecting the building would reduce light to the hedge such that it would probably die.
The objector also felt the proposal would raise the issue of precedence and facilitate opening up more garden space for housing development in neighbouring properties.

The second objector who lives at Tall Trees which is next door to Tulip Lodge described how he had been approached by his neighbours after the planning application had been made to inform him that they planned to build a small house at the bottom of the garden. He was then surprised on seeing the plans as to the size of the proposed house and garage and just how close they would be to his property.

He stated that the architect’s drawings were not accurate and that they did not show all of his property and therefore the distances between his property and the proposed buildings which would be much closer than stated. He reported that he submitted his own drawing with an accurate plan of his property in relation to the proposed site to assist the planning officer. He stated that the garage and bin store area would only be 13.8m from his patio and about 18m from his sunlounge and that currently the nearest property to the rear was the Wickets which was over 45m away.

The objector was concerned that the size and height of the proposed buildings would be very overbearing to his property. He reported that the new house was stated as being almost 8.1m to the ridge whereas Tall Trees (his property) and Tulip Lodge are approximately 6.8m and 6.5m respectively. He reported that the proposed garage was also very high, standing at almost 5.9m tall; the gable end for the garage was positioned tight up to the existing hedge line and would project almost 4m above the 2m hedge; the proposed house was also close to his boundary and would project over 6m above the hedge line.

He was concerned that the construction and types of materials would be out of character with all other properties in the surrounding area which are typically brick walls with tiled roof. The proposed house and garage would have stone walls and a mixture of green and black metal cladding to the roof.

The objector was also concerned that the buildings were so tall they would shade the patio and rear of his house. He stated that he had looked at the solar study drawings submitted by the architect which was curtailed at 3pm and the new 5.9m high garage was also omitted so the full effect of this was not presented. He reported that he had assisted the planning officer by submitting his own solar analysis in the form of drawings and photographs to demonstrate the effect on Tall Trees.

He considered there would be increased noise and light pollution due to car movements particularly at night. His bedroom window looks directly at the garage and parking spaces and the alignment of the access road would mean cars would be pointing straight at his house as they access the new property.

The agent then addressed the committee and considered the proposal had been designed as a contemporary and sustainable dwelling for the applicants to live in which would not overlook their neighbouring properties.
He referred to the planning officer’s report that stated the scheme would not have an unacceptable impact on the amenities of future occupiers or neighbouring properties and Northamptonshire County Council Highways had no concerns.

The agent responded to the four reasons for refusal.

In relation to the dwelling being out of character with its surroundings. He considered in terms of its relationship with 16A Roche Way, the proposed dwelling was located a minimum of 6.65m from 16A and the proposed ridge height was 48cm higher. He considered with that being a gable end, the ridge was actually 10.35m from 16A and with these distances and the orientation of the roofs, the difference in height would not be perceptible.

He accepted that the design was contemporary in appearance but did not agree that the design would have a detrimental impact on the architectural quality of buildings in the area. The agent considered it to be a positive addition. He added that although the predominant material in the immediate area was brick, there was not a consistent colour palette. He stated that they range from the light buff/sandstone and brown brick on Harrowden Road, to red/brown and buff along Roche Way and commented that these properties vary in architectural style and have differing roof materials and colour. He reported that stone was chosen to complement the colour palette of 87 and 88 and zinc would complement the roof of 16A. Glass was used to break up the visual mass, adding depth and interest to the elevations, whilst bringing in natural light.

The agent described that last year the property adjacent to the development site, 89 Harrowden Road, received permission for a contemporary, two storey, flat roof, side and rear extension with dark grey brick and vertical timber cladding. As a result, he felt the proposal offered similarly contemporary materials which should be positively viewed, as they were acceptable on that application.

With regard to accessibility the agent considered the proposal fully meets Part M(2) of the Building Regulations.

In relation to biodiversity, he reported that the site was an existing garden and the proposal looks to retain as much of the vegetation as possible, proposing the planting of new boundary of hedges and trees. He would be happy for a detailed landscape plan to be made a pre-commencement condition of any approval.

The agent confirmed that the contribution to the Nene Valley SPA has now been paid as confirmed by the senior development management officer earlier in this planning application.

He stated that during the course of the application, he had offered to deal with any concerns regarding the design and felt that the reasons given for refusal could have been dealt with during the application. He hoped that the committee find in favour of the application and felt that any concerns could be effectively dealt with by condition and the applicant would be happy to defer the decision to deal with any remaining concerns the committee may have.
The chairman then invited the committee to determine the application.

Councillor Ward commented that it was unfortunate that we are unable to currently undertake site viewing but felt the access was convoluted and leads to bad planning and proposed that the planning application be refused.

He then proposed the refusal of the planning application.

Councillor G Lawman also commented that this would have been a good site to visit to see its effect on amenity and considered amenity should also have been a refusal reason. He felt the access was appalling and completely unsuitable. The member did comment that it was a nice design but not for this site and was inappropriate. He also referred to a building nearby which had an extension which he considered to look completely incongruous and out of place.

He felt it was garden grabbing at its worst and seconded the proposal for refusal.

Another member reported that many years ago he was sure he had site viewed something very similar to this site when viewing the neighbouring properties which the council felt at the time was a very bad idea with the convoluted access. He noted the planning inspector disagreed with the Council and he felt this proposal would make a bad situation, which the council did not want in the first place; a great deal worse and have a significant impact on the neighbours.

A member reiterated that it was a ‘garden grab too many’, a bad route in and a lot of inconvenience to the neighbours. He also commented that it was a nice building but not on that site and supported the officer’s recommendation for refusal.

Councillor Ward had proposed the planning application be refused and seconded by Councillor G Lawman and on being put to the vote, the motion for refusal was carried by 7 votes.

(Councillor Stevenson did not vote on the planning application as she had lost connectivity due to technical issues).

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

1. The design of the proposed dwelling and garage, in terms of scale, design and materials does not reflect the site’s immediate and wider context and local character. The proposed development would be contrary to policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

2. The proposed development does not demonstrate that the dwelling will meet category 2 of the National Accessibility Standards as a minimum. The proposed development would be contrary to policy 30 (c) of the North Northamptonshire Joint Core Strategy.
3. The proposal provides insufficient information to determine the impact of the development on the biodiversity on the site, and does not demonstrate a net gain in biodiversity. The proposed development would be contrary to policy 4 of the North Northamptonshire Joint Core Strategy, the Trees of Development Sites SPD and advice contained within the National Planning Policy Framework in relation to biodiversity enhancements.

10. 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 principal planning manager, in accordance with delegated powers; and appeal information as set out in the report of the principal planning manager, (Minute 4), be noted.

11. PLANNING APPEAL DECISIONS

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

(i) 21/12/2020, for the proposed demolition of garage to create 2 new dwellings at garages rear of 13 – 19 Union Street, Finedon, which was allowed:
(ii) 12/01/2021, for the proposed development of a rear extension and roof dormers at 47 Parkins Close, Wellingborough, which was dismissed.

12. ANY OTHER ITEMS THE CHAIRMAN DECIDES IS URGENT

Members congratulated the planning team on scoring 105% on the national Housing Delivery Test which shows housing delivery for the three-year period ending March 2020. They asked the principal planning manager to feedback their appreciation to the planning team.

The meeting closed at 8.10pm.
COUNCIL MEETING – 23 MARCH 2021

Planning Committee – 17 March 2021

At the time of publication of the agenda for the council meeting the above meeting had not taken place.

The minutes of the said meeting will be circulated prior to the council meeting to enable members’ to note them at the council meeting.

Please contact Democratic Services – 01933 231 521 if you have a query about these minutes.
COUNCIL MEETING – 23 MARCH 2021

REPORT OF THE VIRTUAL STANDARDS HEARING SUB-COMMITTEE

4 March 2021

Present: Councillor Maguire (Chairman), Hallam and Partridge-Underwood.

Others present: Mr B Gill, Monitoring Officer, Miss K Denton, Deputy Monitoring Officer, Ms J Kealey, Investigating Officer, Mrs C A Mundy, Senior Democratic Services Officer, Mrs E Robinson, Democratic Services Support Officer (meeting producer) and Mr D Smith, Independent Person Standards.

1. **ELECTION OF CHAIRMAN**

   It was proposed by Councillor Partridge-Underwood and seconded by Councillor Hallam that Councillor Maguire be elected as chairman for this meeting.

   **RESOLVED** that Councillor Maguire be elected as chairman for this sub-committee.

2. **DECLARATIONS OF INTEREST**

   **RESOLVED** to note that in accordance with the Localism Act 2011, the council’s code of conduct and the council’s constitution, no interests were declared.

3. **EXCLUSION OF THE PUBLIC**

   **RESOLVED** that in accordance with section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the business specified in item number 4 because it was likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraphs 1 and 2 of Part I of Schedule 12A to the Act – information relating to any individual and information which is likely to reveal the identity of an individual – and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

4. **HEARING OF INVESTIGATING OFFICER’S REPORT INTO AN ALLEGED BREACH OF THE CODE OF CONDUCT BY A MEMBER OF THE COUNCIL**

   The chairman asked everyone to introduce themselves.

   The subject matter councillor (the councillor) did not appear to be in attendance at the hearing. Members were asked if they wished to adjourn or proceed with the hearing in his absence. The Monitoring Officer, Mr Gill, provided a chronology of events detailing the councillor’s participation in the process from distribution of the investigator’s draft report until the hearing.
The sub-committee discussed amongst themselves the options open to them and unanimously agreed to continue in the councillor’s absence. The chairman asked for the report to be presented.

The annexed circulated exempt report of the deputy monitoring officer was received to put before the committee the independent investigating officer’s findings and report in relation to an allegation of misconduct against the councillor.

Appended to the report were the following:

Appendix 1 - Minutes of the standards assessment sub-committees;
Appendix 2 - Investigator’s report;
Appendix 3 - Hearing procedure and guidance notes;
Appendix 4 - Standards hearing sub-committee terms of reference.

The report detailed how the requirement for an independent investigation, following the receipt of two complaints about the conduct of a councillor at a meeting of the Council held on 16 June 2020, had come about.

The investigator’s report detailed that she had interviewed the councillor, accompanied by his wife, via a Teams meeting, due to the Covid safety requirements and travel restrictions imposed. Her remit was to carry out her independent investigation of the incident that had resulted in a statement being made at the council meeting, both verbally and through the virtual ‘meeting chat’, and the allegations contained therein.

From her interview, the investigator ascertained that the factual elements of the complaint, that the councillor had prepared and published a statement containing the allegation and shared with councillors, officers and the public, was not in dispute. She considered the council’s Code of Conduct and was of the opinion that the following parts of the code had been engaged:

“**You must:**

2.1 provide leadership to the authority and communities within its area, by personal example;
2.2 respect others and not bully any person;
2.5 not misconduct yourself in a manner which could reasonably be regarded as likely to bring your office or the authority into disrepute;
2.6 act solely in the public interest and should never use or attempt to use your position improperly to confer an advantage or disadvantage on any person or act to gain financial or other material benefits for yourself, your family, a friend or close associate;
2.15 promote and support high standards of conduct, as characterised by the above requirements, by leadership and example”. 
The code is underpinned by the seven principles of public life, selflessness, integrity, objectivity, accountability, openness, honesty and leadership.

The investigator considered that the following three principles were relevant in this case:

**Objectivity:** In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

**Accountability:** Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

**Leadership:** Holders of public office should promote and support these principles by leadership and example.

The opinion of the investigator on each part of the Code of Conduct is further detailed within her report.

Councillors discussed at length the report before them. Whilst there was some sympathy that the councillor had indicated that he felt he wasn’t being listened too, it was also considered that the council meeting had not been the right place to make such a statement and allegation. Members considered that the investigator’s report was succinct and focussed on her findings. The reputation of the council and a long-standing councillor had been diminished following the councillor’s public statement. The councillor had shown no remorse for what he had done and remained firm in the belief that he was justified in making the statement and had stated that he would be prepared to do so again.

The sub-committee considered separately each paragraph identified in the investigator’s report as being potentially breached and made a determination on each. The sub-committee unanimously agreed the councillor had breached the following paragraphs of the code:

2.1 provide leadership to the authority and communities within its area, by personal example;
2.2 respect others and not bully any person;
2.5 not misconduct yourself in a manner which could reasonably be regarded as likely to bring your office or the authority into disrepute;
2.6 act solely in the public interest and should never use or attempt to use your position improperly to confer an advantage or disadvantage on any person or act to gain financial or other material benefits for yourself, your family, a friend or close associate;
2.15 promote and support high standards of conduct, as characterised by the above requirements, by leadership and example.

The sub-committee then considered what, if any, sanctions were commensurate for such breach. The report detailed the sanctions open to members to consider.
Members debated the sanctions at length. There was great concern about the toll this incident had taken on the lives of all those involved and their families. All agreed that any issues should have been raised and resolved outside of the council meeting and that sanctions needed to be appropriate.

The chairman asked the Independent Person, Mr Smith, for his input on the sanctions. Mr Smith reminded members that the council would cease to exist from 31 March 2021, and that whilst members had found that there were five breaches of the Code of Conduct, there were limitations on what sanctions would be effective over such a short period of time.

Members took these comments into account and agreed that the following sanctions be put in place:

- that the member be censured;
- that the findings of this sub-committee be published;
- that a report on the findings of the sub-committee be presented, in the form of the minutes of this hearing sub-committee, to the next council meeting.

The chairman asked that the monitoring officer convey these findings to the councillor in question.

**RESOLVED** that:

(i) the subject member had breached paragraphs 2.1, 2.2, 2.5, 2.6 and 2.15 of the code of conduct;
(ii) the sanctions for such breach be as follows:
   (a) that the member be censured;
   (b) that the findings of this sub-committee be published;
   (c) that a report on the findings of the sub-committee be presented, in the form of the minutes of the hearing sub-committee, to the next council meeting.

**REASON FOR DECISION:**

The hearing sub-committee considered all the material evidence put forward in the report and its appendices. The councillor had not denied making the statement verbally and in writing, offered no remorse and had said, he would take the same action again. The sub-committee was satisfied the councillor had breached the code of conduct. The sub-committee agreed it was necessary and proportionate for sanctions for breach, although they were limited due to the demise of the Borough Council of Wellingborough at the end of March 2021.

The Independent Person for Standards, Mr Smith supported the decision and considered that the meeting had been conducted in a satisfactory way.

The chairman thanked everyone for their attendance and support at this hearing.

Chairman

The meeting closed at 7.55pm.
COUNCIL MEETING – 23 MARCH 2021

REPORT OF THE VIRTUAL LICENSING SUB-COMMITTEE

10 March 2021

Present: Councillors Aslam (Chairman), Bell and Harrington.

Also present: Mrs A Wilcox, (Principal Environmental Health Manager), Ms L Delavaloire (Legal Adviser/District Law), Mr M O'Donnell (Licensing Officer), Mrs C A Mundy, (Senior Democratic Services Officer) and Mrs E Robinson (Democratic Services Support Officer - meeting producer).

The meeting commenced at 2pm.

1. APPOINTMENT OF CHAIRMAN

RESOLVED that Councillor Aslam be appointed as chairman of this licensing sub-committee.

The chairman welcomed everyone to this virtual sub-committee and reminded members of the meeting protocol; he welcomed and introduced everyone present, along with the driver, who joined the meeting via telephone.

2. APOLOGIES AND DECLARATIONS OF INTEREST

There were no apologies and no declarations made.

3. EXCLUSION OF PRESS AND PUBLIC

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

4. APPLICATION TO REVOKE OR SUSPEND A PRIVATE HIRE DRIVER’s LICENCE AND VEHICLE LICENCE

The annexed circulated exempt report of the assistant director of place and strategic growth was received in respect of a potential revocation, suspension, or the placing of additional conditions, to a driver’s licences.

The chairman asked the officer to present her report to the sub-committee.
Mrs Wilcox introduced the report and explained that the report was before members to determine whether Mr K’s driver and vehicle licences should be revoked, suspended or remain in place.

Relevant information had come before the authority which may affect the decision as to whether the driver remained a ‘fit and proper’ person to hold a private hire driver’s licence or private hire vehicle licence as prescribed by the Local Government (Miscellaneous Provisions) Act 1976.

Information had been received by the licensing section from Bedford Borough Council, which stated that the driver had previously held a licence with them and that such licence had been revoked.

The licensing officers were not aware of this and the application form, completed by the driver, indicated that he hadn’t previously held a licence with another authority and had not had an application refused or a licence revoked. Further investigations with Bedford Borough Council detailed the period that the licence was held, along with the serious reasons for revocation. Licensing Officer, Mr O’Donnell had met with the driver to discuss the issues and he confirmed that he had held a licence with Bedford Borough Council and that it had been revoked following a complaint against him, by a passenger. He was unable to recall the conversation with the passenger who had complained but the witness statement was appended to the report. The driver, in his defence, said he had been ‘joking’ with the passenger and hadn’t realised she had taken offence.

When completing his application form for Wellingborough he had clearly stated no to the questions relating to a previous licence being held on two occasions. On being asked why he had made a false allegation on his application form. His response was that he did not understand the form properly; he had not asked for any assistance with the completion of the form from the licensing team.

The driver’s failure to declare that he had previously held a licence which had subsequently been revoked, could be interpreted as dishonest and raised questions over his integrity and whether he is a ‘fit and proper’ person to hold a licence. The information provided by Bedford Borough Council also raised concern over inappropriate conduct whilst working as a private hire driver.

The licensing authority’s key objective is to ensure public safety and council policies reflect this overriding concern. If there is any doubt about the suitability of an individual to be licensed, the committee should be mindful of the need to protect the public and caution should be exercised.

The chairman thanked Mrs Wilcox for her report and asked the driver if he wished to respond.
The driver explained that he had found the completion of the form difficult and hadn’t understood all the questions. He normally received assistance from his children with the completion of forms, but they were not aware of the previous issue at Bedford Borough Council. He had thought the application form was straightforward to complete and hadn’t thought to ask for help.

The chairman asked his fellow councilors if they wished to ask any questions.

Councillor Bell asked if the Borough Council of Wellingborough form had been the same or very similar to the Bedford Borough Council form. The driver said he was unable to remember.

Councillor Aslam asked why the driver had not asked for help in filling in the form from officers? The driver said he thought it was an easy form and he could manage.

Councillor Aslam concurred that the form was straightforward and included a simple yes or no answer, however the driver had not responded to some questions correctly.

Ms Delavaloire asked for the driver to confirm whether he had held a licence with Bedford Borough Council and whether such licence had been revoked. He confirmed that was correct, but he hadn’t understood what revoke meant.

Mrs Wilcox asked what the driver thought revoked had meant? He confirmed that he thought it would only affect the licence with Bedford Borough Council.

Mrs Wilcox also asked him to confirm the conversation with the passenger. The driver said he thought she had looked nice and told her that, he now realised that this was inappropriate behaviour, but felt that he shouldn’t be punished for the rest of his life for a mistake he had made.

He was also asked why he had decided to apply to Wellingborough and not Bedford or anywhere else. The driver said he thought he would be able to get a licence.

Mrs Delavaloire asked if the driver understood the reasons why his licence had been revoked. The driver said he had been joking with the passenger and he now knew that he should have done that, and he had learnt from his mistake. He had not received any complaints for the time he had been working with other local companies at all.
Councillor Harrington commented that the driver had falsely completed the form and had told an untruth to obtain a licence.

There being no further questions the chairman asked the driver if he felt he had received a fair hearing.

The driver confirmed that he had. He was informed that the decision would be notified to him within a few days.

The meeting was adjourned at 2.40pm to enable the councilors and legal adviser to deliberate.

**RESOLVED** that:

**Decision:**

The sub-committee has decided unanimously that on the balance of probabilities Mr K is not a fit and proper person to be licensed with a Private hire Driver’s Licence or Private Hire Vehicle Licence and that these licences be revoked with immediate effect;

**Reasons for Decision:**

In reaching its decision, the sub-committee had regard to and took into consideration:

- The report from Principal Environmental Health Manager, Amanda Wilcox;
- The application form for Private Hire Driver’s Licence;
- Information Request Form;
- Statement of the Complainant;
- Statement from Matt O’Donnell, Team Leader (Health Protection);
- Verbal representations of Mr K;
- BCW’s Criminal Records Policy;
- BCW’s Taxi And Private Hire Conditions of Licensing;
- Legal advice from the BCW legal officer.

It is the duty of the sub-committee to make a determination on the balance of probabilities.

The sub-committee has carefully considered the representations made by all parties and also gave due regard to all of the above documents in reaching its decision.
The panel were not satisfied with Mr K’s assertion that his failure to answer the questions on the application form was due to a lack of understanding. The panel believe on the balance of probability that Mr K intentionally made false declarations on the application form in order to obtain a licence and was therefore dishonest and deceiving.

In applying paragraph 3.3 of the council’s Taxi And Private Hire Conditions of Licensing – Appendix F – Criminal Records Policy the sub-committee took into consideration the applicant’s integrity during the application process including where the applicant makes a false declaration or withholds any relevant information that would be reasonably expected to be disclosed and regarding licensing history information sought from any neighbouring authorities that the applicant may have previously worked in.

In applying the council’s Criminal Records Policy the sub-committee took into consideration situations and circumstances that have not led to a convictions and complaints from the public.

The sub-committee considered the nature of allegations previously made against Mr K to pose a threat to public safety and where not satisfied with his explanation that it was a joke and a mistake.

Having considered the dishonesty and deception of the application form and the nature of allegations that caused a previous licence to be revoked by a neighbouring authority, the panel decided unanimously that Mr K is NOT a fit and proper person to hold both Private Hire Driver and Vehicle Licence and that it is both proportionate and necessary for the licences to be revoked.

Chairman ..............................