

# DEVELOPMENT CONTROL COMMITTEE

Date: 3 May 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - Pauline Bradberry (Chairman)  
Gill Mercer (Vice Chairman)

Wendy Brackenbury  
Albert Campbell  
Lisa Costello  
Glenn Harwood MBE  
Sylvia Hughes  
Andy Mercer  
Brian Northall

Ron Pinnock  
Roger Powell  
John Richardson MBE  
Phillip Stearn  
Robin Underwood  
Pam Whiting  
Clive Wood

## 501. MINUTES

The minutes of the meeting held on 13 April 2011 were approved and signed by the chairman subject to the replacement of the statement 'granted by this committee in 2007' with 'granted under delegated powers by the Head of Planning Services' in minute 487(v) on page 831.

## 502. APOLOGIES FOR ABSENCE

Councillors Roger Glithero and Anna Sauntson sent their apologies.

### DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

#### (a) Interests

##### Personal

Members declared personal interests in the applications below as indicated. They remained in the meeting and took part in the discussion and voting on the respective application.

Member	Application	Nature of Interest
Pauline Bradberry	EN/11/00081/FUL	Knows the agent.
John Richardson	EN/11/00081/FUL	Knows the agent.
Clive Wood	EN/11/00021/FUL	Made a sign for the applicant.
John Richardson	EN/11/00133/FUL and EN/11/00134/LBC	Knows the applicant.
Robin Underwood	EN/10/02195/ADV	Uses the shop.
Ron Pinnock	EN/11/00266/FUL and EN/11/00267/LBC	Knows the applicant.

Sylvia Hughes

EN/11/00266/FUL  
and  
EN/11/00267/LBC

Her parents live in one of the sheltered accommodation units adjacent to the property

**(b) Informal Site Visits**

The following councillors declared that they had undertaken informal site visit for these applications:

- Robin Underwood on EN/10/02195/ADV - 7 High Street, Rushden
- Wendy Brackenbury on EN/10/02061/FUL and EN/10/02062/LBC – Forge House, 32 High Street, Islip.

**503. PUBLIC SPEAKERS**

The following people spoke on the applications as indicated: -

- (i)** Mr D Pritchard on EN/10/02082/FUL – Factory, Church Street, Irthlingborough
- (ii)** Mrs R Hadaway, District Councillor Eloise Lucille and Mr N Brailsford on EN/10/02247/FUL – Old School Rooms, High Street, Stanwick.
- (iii)** Mrs J Brown on EN/11/00081/FUL – Land opposite Lindley Cottage, Wansford Road, Yarwell
- (iv)** Mr M Norton on EN/11/00021/FUL – Allotment Gardens, Woodland Road, Rushden.
- (v)** Mr S Hajduk on EN/11/00424/OUT – 62 Highfield Road, Rushden
- (vi)** Mrs D Maxwell and Ms S Wilson on EN/10/02195/ADV – 7 High Street, Rushden
- (vii)** Mrs C Fellows on EN/11/00266/FUL and EN/11/00267/LBC – 1 The Cloisters, Rectory Road, Rushden.

**504. PLANNING APPLICATIONS**

The committee considered the planning applications report, with updated information on some of the applications and representations made by public speakers at the meeting. The full decision on the applications is included (on the page indicated) in the appendix to these minutes.

**(i) EN/10/02082/FUL – Factory, Church Street, Irthlingborough (See page 880)**

The committee welcomed this application and asked that concerted efforts be made to find the original sign so it could be incorporated into the façade of this historic building and it was agreed that the Head of Planning Services be authorised to **grant** the application subject to the completion of a Section 106 Agreement to secure contributions towards the provision of bus shelters and an advisory be sent to the applicants regarding the incorporation of the former factory sign (or a replica) within the site or the vicinity of the site.

**(ii) EN/10/02247/FUL – Old School Rooms, High Street, Stanwick** (See page 883)

An update of the history of the building was submitted. It was noted that the majority of consultation responses received were positive and that the newly adopted corporate plan stated that the council would provide support to the setting up and developing of businesses. Members commented on the success of other community centres/shops in the district and their wish to encourage more and it was agreed that the application be **granted** with the conditions detailed in the report.

**(iii) EN/11/00058/FUL – Hill House, Oundle Road, Woodnewton** (See page 884)

The committee noted the parish council's concerns and the contemporary design. Although members had concerns regarding access, they noted that the road was a public highway and the highway authority had no objection as long as traffic was not intensified and it was agreed that the application be **granted** with the conditions detailed in the report.

**(iv) EN/11/00081/FUL – Land Opposite Linley Cottage, Wansford Road, Yarwell** (See page 886)

The committee noted that only one of the two required tests carried out by the agricultural consultant had been passed and it was agreed that the application be **refused** for the reasons detailed in the report.

**(v) EN/11/00021/FUL – Allotment Gardens, Woodland Road, Rushden** (See page 887)

The following issues with the application were discussed:

- That it was a retrospective planning application
- The need to ensure no extension of the use of the facility
- The need to add to the conditions that no connection to an external supply of electricity would be allowed and that noise should be restricted in and around the portakabin
- The position of the portakabin and its proximity to the house in the adjacent garden.

It was agreed that the application be **deferred** for a formal members' site visit after the Annual Council Meeting.

**(vi) EN/11/00424/OUT – 62 Highfield Road, Rushden** (See page 87)

The committee was concerned about the terrace overlooking established properties not being in line with existing properties, the difficulty manoeuvring vehicles on the plot and the minimal amenity space. Outline planning permission for a single dwelling had already been granted and Members considered that this was a more suitable option for the site and it was agreed that the application be **refused** for the reasons detailed in the report.

**(vii) EN/11/00133/FUL and EN/11/00134/LBC – Vicarage Farm Cottage, Main Street, Cotterstock** (See page 888)

The objections of the Senior Conservation Officer to the application, specifically that the

proposed extension and new doorway would be at odds with the building's architectural design by virtue of their siting on the building's principal elevation, were shared with the committee.

Members noted that the original objections to the application had been addressed, apart from the siting of the proposed extension but were concerned about the compatibility of the design with the existing structure and it was agreed that the application be **deferred** for a formal members' site visit after the Annual Council Meeting.

**(viii) EN/10/02061/FUL and EN/10/02062/LBC – Forge House, 32 High Street, Islip** (See page 888 to 889)

Members raised concerns about the office opening hours, parking and traffic. Officers were asked to request that the highway authority assess the site and it was agreed that the application be **deferred** for a formal members' site visit after the Annual Council Meeting.

**(ix) EN/10/02195/ADV – 7 High Street, Rushden** (See page 889)

This was considered to be a key gateway site into the town and members were keen for it to be back in use as soon as possible. They also recognised the need to preserve and enhance the town's fabric and it was agreed that the application be **granted** with the conditions detailed in the report.

**(x) EN/11/00266/FUL and EN/11/00267/LBC – 1 The Cloisters, Rectory Road, Rushden** (See page 890 to 891)

The committee was concerned that residents of the apartments would continue to need the support that had been provided by the care home before it closed but recognised that nothing could be done to require provision of care facilities within planning laws and that residents would continue to have access to outside help. Concerns were also raised about how easily a fire engine would be able to access the site and it was agreed that the Head of Planning Services be authorised to **grant** the application, with the conditions detailed in the report, after the views of the Fire and Rescue Service had been sought on access issues.

**RESOLVED:**

That the above planning applications be dealt with as indicated in the appendix to these minutes at pages 880 to 891.

**505. CONTINUATION OF MEETING – COUNCIL PROCEDURE RULE 8**

During consideration of the previous item, the chairman reported that the two hour period under the above rule had been reached and it was

**RESOLVED:**

That the meeting continues until the remaining items on the agenda had been concluded.

**506. THANKS**

The chairman thanked Councillors Albert Campbell and John Richardson, who would be standing down at the election, for their long and committed service to the committee and the council.

**Chairman**

# List of applications determined by DEVELOPMENT CONTROL COMMITTEE - 3 May 2011

**EN/10/02082/FUL**

Date received                      Date valid                      Overall Expiry                      Ward  
16 November 2010      16 February 2011      18 May 2011      Irthlingborough Waterloo

Applicant      **Albourne General Partner Ltd And Albourse Nominee Ltd**

Agent      **Marrons Solicitors - Mr B Mullin**

Location      **Factory, Church Street, Irthlingborough.**

Proposal      **Erection of class A1 retail foodstore, a single storey class A1/A3 retail unit with associated access, servicing, car parking and landscaping.**

**Decision      The Head of Planning Services be authorised to grant the application subject to the completion of a Section 106 Agreement to secure contributions towards the provision of bus shelters and an advisory be sent to the applicants regarding the incorporation of the former factory sign (or a replica) within the site or the vicinity of the site.**

## **Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to the commencement of development cross sectional details, to illustrate the proposed differences in levels between the approved buildings, their slab levels, external areas and any retaining structures compared with the existing land levels and building heights of neighbouring properties, shall be submitted to and approved in writing by the local planning authority. The details shall include spot levels of the site and adjacent highway. Development shall be completed in accordance with the approved details.  
Reason: In the interests of visual amenity.
3. The ground levelling works shall be carried out in accordance with the formation levels stated on drawing H8439/SK11, unless otherwise agreed in writing by the local planning authority.  
Reason: To ensure any residual contamination does not pose a significant risk to end users of the site and the wider environment.
4. Before any work is commenced on the development the subject of this permission full details of the height (as measured both from outside the site and from the proposed ground level within the site), positioning, design, materials, finish and specification of all boundary screening to the site shall be submitted to and approved in writing by the local planning authority. These details shall include the proposals for the gates and the acoustic screening around the service yard area and must (i) demonstrate that the required attenuation as per Table 5 (page 15) of the noise assessment is provided. and this boundary screening shall then be provided in accordance with the approved details before the development is brought into use and thereafter retained.  
Reason: To ensure adequate standards of amenity for neighbouring occupiers and to safeguard the amenity of the area.
5. Notwithstanding the details already submitted, prior to the commencement of development hereby permitted, details of the external treatment of the proposed buildings, including samples and the erection of a sample panel, shall 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 achieve a satisfactory elevational appearance for the development, given the sensitivity of its location.

6. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season prior the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority (see informative 1).

Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved prior to the development being brought into use; or in accordance with a programme which has been approved in writing by the local planning authority. The details shall include samples of hard surfacing materials, proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, minor artefacts and structures (e.g. seating, planting features, litter bins, furniture, trolley parks, refuse or other storage units, signs, lighting, etc.), proposed and existing functional services above and below ground (e.g. drainage, power or communications cables, pipelines, etc. indicating lines, inspection chambers, supports, etc.), retained historic landscape features and proposals for restoration where relevant.

Reason: To ensure a reasonable standard of development and in the interest of the visual amenity of the area.

8. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interest of visual amenity.

9. No development shall take place until a scheme of lighting has been submitted to and approved in writing by the local planning authority. This scheme shall provide full details of all lighting to the store, car parking areas, access road and service yard as well as security lighting and shall demonstrate the lux levels and spread of all lamps. The agreed lighting scheme shall be implemented prior to the development being brought into use and shall be retained and maintained thereafter.

Reason: In the interests of public safety and to protect the amenities of adjoining residential properties.

10. Notwithstanding the details already submitted, prior to the occupation of the development precise details of the location, size, design and specification of the proposed sub-station shall be submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenities of neighbouring occupiers.

11. Prior to the commencement of the development, a scheme for the control of noise and dust during construction shall be submitted to and approved in writing by the local planning authority. The scheme shall comply with guidance found in BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of Dust from Construction Sites (BRE DTi Feb 2003). Upon commencement of the development, work shall be carried out in accordance with the approved scheme. The scheme shall include proposed hours of noisy works; these shall not be carried out other than between the hours of 08.00 - 18.00 Monday to Friday, 08.30-13.00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenities of the area and neighbouring occupiers.

12. There shall be no servicing of the building, no goods shall be loaded or deposited and no delivery vehicles shall arrive, depart, be loaded or unloaded, within the application site:  
Before 07.00 hrs or after 18.00 hrs Mondays to Saturdays  
Before 09.00 hrs or after 17.00 hrs on Sundays or Bank Holidays.  
The engines of all delivery vehicles visiting the site shall be switched off whilst not in motion  
Reason: To protect the amenities of neighbouring occupiers.
13. Prior to the commencement of development the location, design and technical specification of all ventilation and extraction equipment (including chiller units, air conditioning units, emergency generators, boilers and associated ducting) shall be submitted to and approved by the local planning authority in writing. Such equipment shall be installed in accordance with the approved scheme.  
Reason: Insufficient details have been provided and control is required in the interest of visual and residential amenity.
14. A detailed parking management scheme for the joint use of the car parking for visitors to the town centre and customers to the store shall be submitted to and approved by the local planning authority prior to the occupation of the development. Thereafter the scheme shall be implemented prior to opening of the store.  
Reason: To maximise use of the car parking and in the interests of the viability and vitality of the town centre.
15. Prior to the occupation of the development a crime prevention scheme, which shall include details of the location and design of any CCTV and access control management measures, shall have been submitted to and approved in writing by the local planning authority. The submission shall detail how the scheme is to be managed by the store operator. The approved crime prevention scheme shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority. (See informative 4)  
Reason: In the interest of crime prevention.
16. The store trading hours shall be limited to 08.00 - 22.00 Monday to Saturday and 10.00 - 16.00 Sundays.  
Reason: In the interest of the amenities of the area and neighbouring occupiers.
17. Before any work is commenced on the development the subject of this permission details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.  
Reason: To safeguard public health and reduce the risk of flooding.
18. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.  
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12.
19. No development shall commence until a scheme for off-site highway improvement works has been submitted to and approved in writing by the local planning authority; this shall include improvements throughout Church Street. The commercial units shall not be open for trade until all of the off-site highway works have been carried out and written confirmation has been provided by the local planning authority that these works are acceptable.  
Reason: In the interest of highway safety.
20. Prior to the first use of the supermarket a Travel Plan shall be submitted to and approved by the local planning authority in writing. The content of the Travel Plan shall be formulated so as to maximise travel to the site by methods other than the private car and shall be reviewed and updated on an ongoing basis.  
Reason: To encourage the use of methods of transport other than the private car in the interest of sustainability.



21. Notwithstanding the submitted details a scheme for cycle parking shall be submitted to and approved by the local planning authority in writing and development shall be carried out in accordance with this approved scheme.

Reason: To encourage access to the site by cycles.

22. Site clearance shall take place in strict accordance with the recommendations in section 5 of the Reptile Survey (prepared by Waterman dated October 2010 and received by the local planning authority on 16 November 2010) and in paragraphs 5.10 and 5.11 of the Ecological Appraisal (prepared by Waterman dated February 2010 and received by the local planning authority on 15 February 2010).

Reason: In order to prevent harm to any reptiles that may be present on the site.

23. Development shall take place in accordance with the submitted Environmental Sustainability Statement (prepared by URS Scott Wilson, dated February 2011).

Reason: In the interest of sustainable design and to comply with Policy 14 in the North Northamptonshire Core Spatial Strategy.

24. The development hereby permitted shall be carried out strictly in accordance with the approved plans listed below unless otherwise agreed in writing by the local planning authority:

1065.PL02, 1065.PL06, 1065.PL10C, 1065.PL11C, 1065.PL12C, 1065.PL20A, 1065.PL21A, 1065.PL22A, 1065.PL23, 1065.PL30B, 1065.PL31B, 1065.PL32B, 1065.PL35B, 1065.PL40B, 1065.PL41B, 1065.PL42B, 1065.PL45A, H8439/SK10B and 58026-TA-003 revision D received 16.11.10, 22.11.10, 1.2.11, 16.2.11, 15.3.11, 20.4.11, 26.4.11.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted

25. Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the local planning authority:

- Sight lines to give visibility along the road over a distance of at least 33.0m in both directions from a point measured 2.4m back along the centre line of the proposed accesses. These dimensions to be measured from and along the nearer edge of carriageway
- Hard surface materials for the accesses and off-site accommodation kerbing and surfacing works
- Means of drainage, to prevent the unregulated discharge of surface water onto the highway from the development site
- Maximum gradient from the highway boundary
- Details of the tactile paving crossing points to aid pedestrian movement
- Development shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety.

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**EN/10/02247/FUL**

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Date received	Date valid	Overall Expiry	Ward
23 December 2010	1 February 2011	29 March 2011	Stanwick

Applicant **Mr Neil Brailsford - VSN (Stanwick) Ltd**

Location **Old School Rooms, High Street, Stanwick.**

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Proposal **Change of use from village hall (D1) to shop and coffee shop / bistro (A1 and A3 mixed use).**

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**Decision      Application Granted**

**Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 51 of the Planning and

Compulsory Purchase Act 2004.

2. Prior to the commencement of development full details of the ventilation and extraction equipment, including a technical specification and details of the flue, shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details and the equipment shall also be maintained regularly in accordance with the manufacturer's instructions.

Reason: To protect residents from noise and odour and also in the interests of visual amenity.

3. The A1 and A3 uses hereby approved shall be restricted to the locations shown on the proposed plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control of the development in the interest of residential amenity.

4. This permission only includes the external alterations to the western elevation of the building as shown on the submitted plans and does not include any other external alterations.

Reason: In the interest of visual amenity.

5. No outside areas shall be used for external seating or other ancillary uses in association with the coffee shop/ bistro hereby permitted, unless details are submitted to and approved by the Local Planning Authority in writing.

Reason: To protect residential amenity.

6. The retail use hereby permitted shall only be open between the following hours, unless otherwise agreed in writing with the Local Planning Authority:

Monday to Friday: 7.00 to 19.00

Saturday: 7.00 to 17:00

Sundays and Bank Holidays: 8.00 - 13.00

The coffee shop/bistro shall only be open to customers between the following hours, unless otherwise agreed in writing with the Local Planning Authority:

Monday to Friday: 10.30 - 15.00 and 19.00-22.30

Saturday: 9.00-15.00 and 19.00-23.00

Sundays and Bank Holidays: 9.00 to 13.00

Reason: In the interest of residential amenity.

7. The development hereby permitted shall be carried out strictly in accordance with the approved plans. The site plan received on 23 December 2010; the proposed operational development plan received the 23 December 2011 and the west elevation plan received on 1 February 2011.

Reason: In order to clarify the terms of the planning permission and to ensure the works are carried out as permitted.

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**EN/11/00058/FUL**

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Date received	Date valid	Overall Expiry	Ward
18 January 2011	1 February 2011	29 March 2011	Prebendal

Applicant **Mrs Janet Nortcote-Wright**

Agent **RAW Architecture - Mr David Watts**

Location **Hill House, Oundle Road, Woodnewton.**

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Proposal **Demolition of existing barn and erection of new dwelling.**

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**Decision Application Granted**

**Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the submitted details and before any work is commenced on the development hereby permitted, details and samples of the proposed facing and roofing materials for the building(s) shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the details so approved.  
Reason: To achieve a satisfactory elevational appearance for the development.
3. Prior to the commencement of the development hereby permitted, details of the provision of boundary screening to all boundaries of the site shall be submitted to and approved in writing by the local planning authority. This shall include details indicating the positions, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the building is occupied and shall thereafter be retained in perpetuity.  
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
4. Notwithstanding the submitted details, visibility splays of 25.0 metres shall be provided and retained in the northerly direction of the access and visibility splays of 43.0 metres shall be provided and retained in the southerly direction of the vehicular access. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.  
Reason: In the interest of highway safety.
5. The vehicular access shall be laid out in accordance with the details shown on drawing number: 06094/SK04A received 6 April 2011. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the local planning authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development.  
Reason: In the interest of highway safety and visual amenity.
6. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification), no gates or other form of barrier shall be erected at the point of access (where the shared driveway meets the adopted highway).  
Reason: In the interest of highway safety.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the local planning authority.  
Reason: To protect the amenity of adjacent occupiers.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that order with or without modification), Class A of Part 2 of Schedule 2 to that order, no fence, enclosure or any other structure shall be erected within the site edged in red on the submitted location plan drawing number: 06094/L(90.1)01B received 31st January 2008, without the prior written approval of the local planning authority.  
Reason: To restrict the use of inappropriate boundary treatments in the interests of preserving the rural setting and to safeguard local amenity.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

10. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

11. Notwithstanding the submitted details and before commencement of the development hereby permitted, details of a sustainable strategy shall be submitted to and be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the details so approved.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans; A100-B (received 21 Feb 2011), A301-C (received 21 Jan 2011), and A302, A101, and A102-A (received 18 Jan 2011).

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

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**EN/11/00081/FUL**

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Date received	Date valid	Overall Expiry	Ward
20 January 2011	3 February 2011	31 March 2011	Prebendal

Applicant **M F Longfoot And Son - Mr D Longfoot**

Agent **Richardson Surveyors - Mr C Richardson**

Location **Land Opposite Linley Cottage, Wansford Road, Yarwell.**

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Proposal **Siting of temporary mobile home in connection with agriculture.**

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**Decision Application Refused**

**Reason:**

1. The applicant has failed to demonstrate that there is a functional need for the provision of a temporary residential unit of accommodation on the site to serve the holding, having regard to its location within the open countryside. As such, the proposal is contrary to PPS7 – Sustainable Development in Rural Areas.

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**EN/11/00021/FUL**

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Date received	Date valid	Overall Expiry	Ward
10 January 2011	3 February 2011	31 March 2011	Rushden Spencer

Applicant **Rushden Permanent Allotment And Smallholding Society Ltd**

Location **Allotment Gardens, Woodland Road, Rushden.**

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Proposal **Converted portakabin into a garden room.**

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**Decision**      **Application deferred for a formal members' site visit at a date to be arranged after the Annual Council Meeting.**

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**EN/11/00424/OUT**

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Date received	Date valid	Overall Expiry	Ward
14 March 2011	15 March 2011	10 May 2011	Rushden Pemberton

Applicant **Mr S Hajduk**

Agent **Sidey Design Architecture**

Location **62 Highfield Road, Rushden.**

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Proposal **Outline: Residential development of 3 No. terraced two-bedroom dwellings (some matters reserved except access and layout).**

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**Decision**      **Application Refused**

**Reasons:**

1. By reason of their siting, it is considered that the proposed dwellings would appear out of character with the prevailing built form and therefore contrary to policy 13(h) of the North Northamptonshire Core Spatial Strategy, Policy 2 of the East Midlands Regional Plan and the guidance contained within PPS1 and PPS3.
2. The proposed dwellings by reason of their siting and layout, would be reliant upon and create an unacceptable degree of overlooking onto the neighbouring gardens at No's 25 and 27 Tennyson Road and No.64 Highfield Road. The proposal would therefore be contrary to Policy 13(l) of the North Northamptonshire Core Spatial Strategy.

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**EN/11/00133/FUL**

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Date received      Date valid      Overall Expiry      Ward  
27 January 2011      27 January 2011      24 March 2011      Lower Nene

Applicant      **Mr And Mrs Rowlett**

Agent      **Vale Garden Houses - Mrs A Simms**

Location      **Vicarage Farm Cottage, Main Street, Cotterstock, Peterborough.**

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Proposal      **Erection of a single storey timber and double glazed garden room extension and formation of new access.**

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**Decision      Application deferred for a formal members' site visit at a date to be arranged after the Annual Council Meeting.**

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**EN/11/00134/LBC**

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Date received      Date valid      Overall Expiry      Ward  
27 January 2011      27 January 2011      24 March 2011      Lower Nene

Applicant      **Mr And Mrs Rowlett**

Agent      **Vale Garden Houses - Mrs A Simms**

Location      **Vicarage Farm Cottage, Main Street, Cotterstock, Peterborough.**

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Proposal      **Erection of a single storey timber and double glazed garden room extension and formation of new access.**

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**Decision      Application deferred for a formal members' site visit at a date to be arranged after the Annual Council Meeting.**

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**EN/10/02061/FUL**

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Date received      Date valid      Overall Expiry      Ward  
11 November 2010      11 November 2010      6 January 2011      Thrapston Lakes

Applicant      **Mr C Stoppord Sackville**

Agent      **Fisher German LLP - Mr E Smith**

Location      **Forge House, 32 High Street, Islip, Kettering.**

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Proposal      **Change of use from residential (C3 ancillary) use to B1 office use.**

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**Decision      Application deferred for a formal members' site visit at a date to be arranged after the Annual Council Meeting.**

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**EN/10/02062/LBC**

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Date received                      Date valid                      Overall Expiry                      Ward  
11 November 2010      11 November 2010      6 January 2011                      Thrapston Lakes

Applicant      **Mr C Stoppord Sackville**  
Agent            **Fisher German LLP - Mr E Smith**  
Location       **Forge House, 32 High Street, Islip.**

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Proposal      **Conversion of existing domestic ancillary building to two offices, a WC, kitchen area and two off-road parking spaces. Works to include - main office: replacement of garage-style door (to front elevation) with a timber-framed glazed opening; the secondary office: front elevation to be constructed of a block work wall with sectional timber cladding and centrally located timber-framed window.**

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Decision       **Application deferred for a formal members' site visit at a date to be arranged after the Annual Council Meeting.**

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**EN/10/02195/ADV**

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Date received                      Date valid                      Overall Expiry                      Ward  
14 December 2010      21 December 2010      15 February 2011                      Rushden Sartoris

Applicant      **Tesco Stores Ltd**  
Agent            **CgMs Consulting - Miss Suzy Wilson**  
Location       **7 High Street, Rushden.**

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Proposal      **Externally illuminated fascias, projecting sign, high level pinned off lettering sign, and parking and gantry signs.**

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Decision       **Application Granted**

**Conditions/Reasons:**

1. This consent shall expire at the end of a period of 5 years from the decision date shown below.  
Reason: Statutory requirement by Regulation Part 3 (14) (7) of the Town and country Planning (Control of Advertisements) (England) Regulations 2007.
2. The means of illumination shall not be of a flashing, pulsating or intermittent kind.  
Reason: In the interests of highway safety.
3. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the local planning authority on 2 March 2011, drawing numbers: 6317ELE1H Issue H, 6317SIGN1D, 6317CPS1F Issue F, 6317ELE1HA Issue H; scale 1:1250 location plan and 6317CPS1C Issue C received on 14 December 2010.  
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
4. Notwithstanding the details shown on the plans hereby approved, this consent does not relate to the signage proposed for the ATM, including the customer queuing sign and signs proposed to be mounted directly onto the ATM.

Reason: In order to clarify the terms of this consent.

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**EN/11/00266/FUL**

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Date received	Date valid	Overall Expiry	Ward
18 February 2011	14 March 2011	9 May 2011	Rushden Hayden

Applicant **Mr R Smith**

Agent **Sidey Design Architecture**

Location **1 The Cloisters, Rectory Road, Rushden.**

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Proposal **Change of use from care home to residential including minor internal alterations and external erection of a stone wall and timber fencing to proposed boundaries creating private garden and parking areas.**

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**Decision Application Granted**

**Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Before any works commence, a schedule of proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. All new and replacement materials including lime mortar and lime plaster, paints and putties shall meet the agreed specifications unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule and thereafter retained as such.  
Reason: In the interests of preserving the historic character, fabric and appearance of the Grade II Listed Building and its setting.
3. Notwithstanding the submitted details the new parking area hereby permitted, to the south west of the house, shall be constructed using a "no dig" technique, as detailed on plan ref 11/021/01 rev A, received by the Council on 10 March 2011.  
Reason: To ensure the construction of the new parking area does not have an adverse impact on the condition of the nearby trees.
4. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 14/03/11, 11/021/01, 11/021/02, 11/021/03, 11/021/04 and 11/021/05, unless otherwise agreed in writing by the local planning authority.  
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
5. Notwithstanding the submitted details prior to the commencement of development, details of tree protection shall be submitted and approve in writing with the local planning authority. These details shall be in accordance with BS5837:2005. The development shall thereafter proceed in accordance with the agreed details.  
Reason: To ensure the construction does not have an adverse impact on the condition of the nearby trees.



Date received                      Date valid                      Overall Expiry                      Ward  
18 February 2011                      14 March 2011                      9 May 2011                      Rushden Hayden

Applicant                      **Mr R Smith**

Agent                      **Sidey Design Architecture**

Location                      **1 The Cloisters, Rectory Road, Rushden.**

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Proposal                      **Change of use from care home to residential including minor internal alterations and external erection of a stone wall and timber fencing to proposed boundaries creating private garden and parking areas.**

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**Decision                      The Head of Planning Services be authorised to grant permission:**

- (a) subject to the Fire and Rescue Service being consulted to ensure that it will be possible for fire engines to gain access to the east wing of the sheltered housing**
- (b) if amendments have to be made following the consultation with the Fire and Rescue Service.**

**Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Before any works commence, a schedule of proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. All new and replacement materials including lime mortar and lime plaster, paints and putties shall meet the agreed specifications unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule and thereafter retained as such.  
Reason: In the interests of preserving the historic character, fabric and appearance of the Grade II Listed Building and its setting.
3. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 14/03/11, 11/021/01, 11/021/02, 11/021/03, 11/021/04, 11/021/05 and 11/021/06, unless otherwise agreed in writing by the local planning authority.  
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
4. All works hereby approved shall be carried out in a manner that no unnecessary damage is caused to the fabric or decorative features of the building and any damage so caused shall be rectified in accordance with a scheme to be submitted to and approved by the local planning authority prior to completion of the development.  
Reason: In the interests of preserving the historic character, fabric and appearance of the Grade II listed building.