

DEVELOPMENT CONTROL COMMITTEE

Date: 9 November 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Peter Baden
Wendy Brackenbury
Roger Glithero
Glenn Harwood
Marika Hillson
Dudley Hughes
Peter Wathen

Andy Mercer
Brian Northall
Ron Pinnock
Anna Sauntson
Phillip Stearn
Jeremy Taylor

252. MINUTES

The minutes of the meeting held on 19 October 2011 were approved and signed by the chairman.

253. APOLOGIES FOR ABSENCE

Councillors Bob Nightingale and Robin Underwood sent their apologies.

254. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

Councillors Andy Mercer, Gill Mercer and Anna Sauntson declared personal interests in planning application EN/11/01109/FUL - 110 Higham Road, Rushden – as they knew one of the speakers. They remained in the meeting during the consideration of the application and took part in the discussion and voting on this item.

No informal site visits were declared.

255. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (iv)** Mrs Dorothy Maxwell and Mr Jason West (objectors) on EN/11/01109/FUL - 110 Higham Road, Rushden
- (v)** Miss Kate Bedson (for the applicants) on EN/11/00700/OUT – Phase 2 Warth Park Way, Raunds
- (vi)** Councillor Sue Homer on EN/11/01054/FUL (supporting the application) - Single storey side extension to existing annex, 169 Bedford Road, Rushden

- (vii) Ms Emma Trinder (for the applicants) on EN/11/01102/FUL - Plots 11 to 14, Haldens Parkway, Thrapston

256. 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/11/01109/FUL – 110 Higham Road, Rushden** (See page 398)

Members received an update referring to odour and noise reports submitted by the residents' opposition group and comments from the Environmental Health Officer confirming that no statutory nuisance would be caused and seeing no reason to object on noise grounds but recommending, if members were minded to approve the application, a condition relating to the fitting and maintenance of an extraction system. It was also noted that a letter had been sent to the chairman of the committee reiterating the feelings of 500 residents.

The committee expressed concerns about the conclusions of the Inspector on appeal regarding the crime and disorder and health reasons for refusal, which had resulted in partial costs being awarded against the council. It strongly supported the recommendation of the officers and **agreed** that the application be **refused** for the reasons outlined in the planning applications report.

(ii) **EN/11/00700/OUT - Phase 2, Warth Park Way, Raunds** (See page 398)

An update report set out the detailed objections of Barwood Land and Estates Ltd., together with the officers' comments on the objection and those of the applicant's agent. Further comments were reported from Raunds Town Council, reiterating that it had no objection but wished to be consulted at each stage of the planning application. There were also further representations from Robert Wiseman Dairies, which were covered by recommended condition 25, and from County Highways, with a request for condition 7 to be amended. The applicants had asked for condition 2 relating to the timescale for submission of reserved matters to be amended to 5 years instead of 3.

The officers also drew attention to the need to add a further condition to ensure that the recommendations in the summary section of the noise assessment were implemented.

There was considerable discussion on the application, with the proposal being generally welcomed but some concerns being expressed by Councillor Wathen, the local ward member, and other members, on the following aspects:-

- Need for close consultation with the Town and Parish Councils and community on reserved matters
- Need to avoid the proposals being "watered down"
- Landscape and visual aspect – longer distance vision including trying to avoid masking the view of Raunds church spire
- Floor levels - the possible lowering of the overall height of buildings
- Colour of buildings – addressed by conditions 5 and 6
- Layout was indicative – covered by conditions 13 and 14

- Traffic issues including (a) improvements to Meadow Lane and taking into account needs of wheelchair users, (b) improvements to roundabout (need for “safe haven” for pedestrians), and A45, (c) footpath links from Ringstead, (d) footpaths within the site to be to adoptable standard. Highways Authority appear to be satisfied – covered by conditions 7 to 12
- 24 hour operation of the site and construction traffic
- Possible repositioning of the car park in the development
- Lorries travelling along London Road
- Wildlife issues
- Employment opportunities
- Sustainability issues, including comments by JPU Sustainability Officer
- Flooding – addressed by condition 25
- Regret that s106 contributions cannot be secured for fire and rescue purposes

Members **agreed to grant** the application subject to the completion of a s106 agreement in respect of developer contributions, the referral of the application to the Secretary of State and with the conditions set out in the report as amended in paragraphs one and two above and also on the understanding that the masterplans referred to in the conditions should be submitted to the committee for consideration and that every effort should be made to ensure that the footpaths are brought up to adoptable standards.

(iii) EN11/01054/FUL – 169 Bedford Road, Rushden (See page 403)

Members were advised of the contents of a letter received from the applicants, and the detailed response from the officers.

Some members expressed concern about the recommendation for refusal in the planning applications report on the basis that the proposal was for an extension in an area which could be zoned for future development, and it would not harm the amenities of the area. However, the officers pointed out that the proposal was contrary to existing planning policies.

It was moved and seconded –

“That the application be approved as it would not significantly intensify the urbanisation in this location and would comprise an extension to an existing dwelling, and that the Head of Planning Services be authorised to agree the conditions to be imposed”.

A recorded vote was requested on the above motion, the result of which was as follows:-

For the motion

Councillors Dudley Hughes, Andy Mercer, Gill Mercer and Ron Pinnock.

Against the motion

Councillors Wendy Brackenbury, Pauline Bradberry, Roger Glithero, Glenn Harwood, Brian Northall, Anna Sauntson, Phillip Stearn, Jeremy Taylor and Peter Wathen.

Abstentions

Councillors Peter Baden and Marika Hillson.

The motion was thereupon declared **LOST**.

It was then moved and seconded –

“That the application be refused in accordance with the recommendation in the planning applications report”

A recorded vote was requested on the motion, the result of which was as follows:-

For the motion

Councillors Wendy Brackenbury, Pauline Bradberry, Roger Glithero, Glenn Harwood, Brian Northall, Anna Sauntson, Phillip Stearn, Jeremy Taylor and Peter Wathen.

Against the motion

Councillors Dudley Hughes, Andy Mercer, Gill Mercer and Ron Pinnock.

Abstentions

Councillors Peter Baden and Marika Hillson.

The motion was thereupon declared **CARRIED** and it was **agreed to refuse** the application for the reasons set out in the report.

(iv) EN/11/01102/FUL – Plots 11 to 14, Haldens Parkway, Thrapston (See page 404)

It was reported that the applicants had asked for amendments to be made to conditions 2, 9 and 18 as set out in the planning applications report. Thrapston Town Council had no objection to the suggested amendments. The Environment Agency’s views had been sought on the amended condition 18 and it had no objections to the amendment.

Councillor Wendy Brackenbury expressed some concerns about the size of the roundabout on the A605, the removal of the existing landscaped bund, and noise and there was also a comment made about the need to ensure that any trees which died after planting should be replaced. The officers commented on these issues. It was noted that the recommendation for approval should be subject to a section 106 agreement requiring the developer to contribute up to £38,500 for works to be undertaken to the Titchmarsh Nature Reserve and to require the implementation of the landscape management plan.

The committee **agreed to approve** the application subject to the conditions in the planning applications report, as modified by the update report, and subject to the section 106 agreement referred to above.

(v) EN/11/01341/FUL – Land adjacent to Honey Bun Hill, Newtown, Brigstock (See page 407)

The committee **agreed to approve** the application subject to the conditions proposed.

(vi) EN/1101447/REM – 33 Westfields, Easton-on-the-Hill (See page 408)

Members noted that Easton on the Hill Parish Council had no objection to the proposal.

An amended drawing had been submitted identifying the pedestrian and vehicular visibility splays on both sides of the access. The highways officer was happy with the splays; he did not raise objection to the access proposals and another issue raised had already been addressed by a proposed condition. The agent had submitted changes to the north side of plot 3 so there would be no window openings. The refuse/recycling storage area proposed at the front of no. 33 Westfields had been enlarged, and changes to garages and gardens on plots 1 and 2.

An objection was submitted from the occupants of no. 36 Western Avenue, together with the officers' comments. Officers recommended a further condition (14) to withdraw permitted development rights for garage conversions for plots 2 and 4, and an amended condition 13 to reflect the amended drawing numbers.

It was **agreed** that the application be approved subject to the conditions outlined in the planning applications report, as amended by the update report.

257. APPEAL DECISION MONITORING REPORT

Members noted the council's planning appeal decisions from 3 to 21 October 2011.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 9 November 2011

EN/11/01109/FUL

Date received Date valid Overall Expiry Ward
18 July 2011 29 July 2011 23 September 2011 Rushden Spencer

Applicant **Mr K Cheng**

Agent **Brian Barber Associates**

Location **110 Higham Road, Rushden, Northamptonshire, NN10 6DF.**

Proposal **Change of use from A1 (shop) to A5 (hot food takeaway) and alteration of shop front (Resubmission of 10/01481/FUL)**

Decision Application Refused

Conditions/Reasons:

1. The proposed development, due to the close relationship of the site to the surrounding dwellings, by reasons of smell and odour, would give rise to a significant loss of amenity for neighbouring dwellings. The application is therefore considered to be contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which states that development should not result in an unacceptable impact on the amenities of neighbouring properties and the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

EN/11/00700/OUT

Date received Date valid Overall Expiry Ward
9 May 2011 15 June 2011 14 September 2011 Raunds Windmill

Applicant **Roxhil Warth Ltd And Robert How - Mr M Eckershall**

Agent **Mr David Shaw**

Location **Phase 2, Warth Park Way, Raunds, Northamptonshire.**

Proposal **Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, Di and D2 uses together with access, parking areas and open space (all matters reserved except for access)**

Decision: Referral of the application to the Secretary of State, a S106 Agreement and conditions as set out in the report and amended by the Update Sheet, that permission be granted.

Conditions/Reasons:

1. Development shall not commence until details of:
 - a) the layout of the new development;
 - b) the scale of the new development;
 - c) the appearance of the new development and;
 - d) the landscaping of the site.(hereinafter called the reserved matters) shall be obtained from the local planning authority.

Reason: The application is in outline only and the reserved matters referred to will require

full consideration by the local planning authority.

2. Application for the approval of the reserved matters must be made not later than the expiration of five years beginning with the date of this permission.

Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall thereafter be constructed in accordance with the slab levels that have been approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.

5. Prior to the commencement of each part of the development full details of all external materials, including finish and colour scheme, shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details.

Reason: In the interest of amenity.

6. Prior to the commencement of each part of the development hereby permitted, details of the location, height, design and materials of any boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the buildings. Such approved details shall be erected and retained in perpetuity thereafter.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area.

7. Prior to the occupation of the development the works hereby permitted shall be constructed in accordance with BWB drawing NTT/672/SK01/P5 dated 09.2011 (in respect of works to the trunk road network) and drawings E101revC and E102revA dated 22.9.11 and 25.8.11 respectively (in respect of other highway related works). Any revisions that may be required resulting from the implementation of the recommendations of the Road Safety Audit shall be approved in writing by the local planning authority in consultation with the Highways Agency and Northamptonshire County Council.

Reason: In the interest of highway safety.

8. No part of the development hereby approved shall be occupied until a Non Motorised Users Audit has been undertaken and the recommendations therein have been implemented.

Reason: In the interest of highway safety and sustainable transport.

9. No development shall commence until a scheme for off-site highway improvement works (comprising improvements to the A45 roundabout (Highways Agency control) and duelling of the northern portion of London Road, associated works to the Warth Park roundabout and provision of cycleway on the western side of London Road (NCC control)) has been submitted to and approved in writing by the local planning authority. None of the premises hereby permitted shall be occupied 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.

10. Prior to the first occupation of any of the buildings on site, a cycleway shall be provided adjacent to the west side of London Road in accordance with full details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interest of promoting sustainable transport.

11. Prior to the commencement of development, design details of the segregated cycleway through the northern end of the site and through the open space shall have been submitted to and approved in writing by the local planning authority. Development shall then proceed in accordance with the approved details.

Reason: To ensure a safe and attractive route for cyclists through the site.

12. All reserved matters submissions shall accord with the principles contained within the Framework Travel Plan and a further detailed Travel Plan shall be submitted in conjunction with each reserved matters submission for each part of the development hereby permitted. The detailed submissions shall cover pedestrian, cycle and public transport linkages within and outside of the site as well as prospective management arrangements for future occupiers of the development and shall identify the mechanisms by which the Travel Plan proposals are to be delivered, the targets and the timing of delivery.

Reason: In the interests of promoting sustainable transport.

13. No more than 105,073 sq m of floorspace is permitted under this outline permission, within which no more than 6050 sq m shall be for A3-5, C1 or D1-2 uses and within which no more than 1500 sq m shall be for D2 use (health and fitness), no more than 2500 sq m shall be for C1 use (hotel), no more than 300 sq m shall be for D1 use (nursery) and no more than 2500 sq m shall be for A3-A5 uses. (food and drink). No more than 3348 sq m of the total floorspace shall be for B1 uses and no more than 100,000 sq m of the total floorspace shall be for B8 uses.

Reason: To ensure an appropriate mix of uses on the site.

14. On the first anniversary, and each subsequent anniversary, or any other such period as agreed in writing by the LPA, of the granting of outline planning permission a report shall be submitted to the LPA demonstrating how the site has been marketed for the full mix of uses applied for in the outline application. This report shall include though not exclusively, the marketing material and marketing media used during the previous year, numbers and types (including general company size and sector) of inquiries received during the previous year, locational origin of these inquiries, inquiry requirement (by size and building type), together with explanation of why the inquiry has or has not progressed.

Reason; to ensure that the full mix of uses permitted by the planning permission is delivered on the site and is, among other material considerations, in accordance with market demand.

15. The first reserved matters application made for the areas to the north of the existing Warth Park (all buildings except the three large warehouses) shall include a masterplan for these areas including access (pedestrian, cycle, vehicle), location of buildings, frontages and entrances (including relationship with London Road), parking and service areas, and principle landscaping. No building within this masterplan area shall be commenced until the masterplan is agreed in writing by the LPA. Subsequent reserved matters submissions for these areas shall accord with the design principles within the approved masterplan unless otherwise agreed in writing when further reserved matters applications are made.

Reason: To ensure that the reserved matters applications for this area are coordinated, and that the area is properly connected to the surrounding area

16. In conjunction with the reserved matters submission for each part of the site, an Energy Strategy for the energy supply incorporating renewables and/or from decentralised renewable or low carbon sources shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate how a target of at least 30%, with a minimum of 10%, of the demand for energy will be met on site and renewably and/or from decentralised renewable or low carbon energy supply in accordance with the approved Energy Strategy Framework. If the 30% target cannot be met a technical and economic viability assessment shall be submitted, together with the energy strategy, for the approval of the Local Planning Authority. The strategy shall include details and a timetable of the physical works on site. The strategy shall be implemented as approved and retained operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and energy efficiency in accordance with PPS 1 and the supplement to PPS 1, PPS 22, Policy 2 of the East Midlands Regional Plan and Policy 14 (a) (iii) of the CSS for North Northamptonshire.

17. Prior to commencement of any development a comprehensive landscape masterplan including full details of the structural landscaping of the site shall be submitted to and agreed in writing by the local planning authority. The approved structural landscaping shall be implemented during the first planting season following the completion of the first building on site, unless otherwise agreed in writing by the local planning authority. Any planting forming part of the approved landscaping scheme which dies or becomes diseased within 5 years of planting shall be replaced in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that structural landscaping is delivered in a comprehensive manner and to assist with mitigating the visual impact of the scheme on the surrounding area.

18. The structural landscaping will be maintained by the applicant, or an organisation appointed by the applicant and notified to the LPA, as publicly accessible open space in accordance with details to be submitted to and approved in writing by the local planning authority, subject to any limitations to ensure its proper functioning for surface water drainage. Access to this area shall commence upon completion of the structural landscaping, or as otherwise agreed in writing by the local planning authority.

Reason: To ensure that there is public access to the area of open space.

19. Development shall proceed in accordance with the recommendations in section 11.6 of chapter 11 of the ES (received by the local planning authority 2 June 2011), regarding ecological retention, protection, enhancement and future mitigation measures, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ecological protection and ensure that enhancement opportunities are maximised.

20. Each stage of the development shall proceed in accordance with a strategy for the sustainable use of soil and topsoil resources which shall be submitted to and approved in writing in conjunction with each reserved matters application. This strategy shall include details of the arrangements by which an appropriately experienced soil specialist will oversee the development.

Reason: To ensure the sustainable use of soil.

21. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing: A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure potential risks arising from previous site uses have been fully assessed. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

22. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure the proposed remediation plan is appropriate.

23. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

24. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards.

25. Development shall not begin until a detailed scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site, in accordance with the additional response to the Environment Agency objection: Environmental Infrastructure & Flood Risk, undertaken by RPS (ref ABA5007, revision A, dated 26 September 2011), has been submitted to and approved by the local planning authority. The detailed scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to ensure future maintenance of the surface water drainage system.

26. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with PPS5 Policy HE12.

27. No construction works that cause noise to be audible outside the site boundary shall take place outside the hours of 08.00-18.00 Monday to Friday, 08.30-13.30 on Saturdays and at no time on Sundays or Bank Holidays. This includes deliveries to the site and any work by contractors or sub contractors.

Reason: In the interests of residential amenity.

28. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development and hours that construction traffic shall access and egress the site;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;
- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. and other similar debris on the adjacent public highways;
- xiv. Routing agreement for construction traffic.
- xv. Storage of plant and materials used in constructing the development;
- xvi. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xvii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of safety and local amenity.

29. Prior to the commencement of each part of the development a lighting scheme for the relevant part of the development shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.
Reason: In the interest of amenity and crime prevention.

30. Prior to the commencement of development a scheme and timetable for the provision of fire hydrants shall be submitted to and agreed in writing by the local planning authority and provision of fire hydrants shall be made in accordance with the scheme and timetable.
Reason: To ensure a satisfactory form of development.

31. Each reserved matters submission shall include full details of hard and soft landscape works for that part of the scheme. These details shall include the proposed finish levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, bin storage and hard and soft surfacing materials. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the relevant part of the development or in accordance with a programme agreed in writing by the local planning authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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 similar size and species, unless the local planning authority gives written approval to any variation.
Reason: In the interest of visual amenity.

32. Development shall proceed in accordance with the recommendations in section 8.78 of chapter 8 of the ES (received by the local planning authority 2 June 2011), regarding the provision of an acoustic barrier at the perimeter of the yards for units 1 and 2. The precise details of this acoustic fencing, including its height, design, finish and location shall be submitted to and approved in writing by the local planning authority and the approved fencing shall be installed, retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of ecological protection and ensure that enhancement opportunities are maximised.

EN/11/01054/FUL

Date received	Date valid	Overall Expiry	Ward
7 July 2011	7 July 2011	1 September 2011	Rushden Bates

Applicant **Mr And Mrs N Richards**

Agent **Sidey Design Architecture**

Location **169 Bedford Road, Rushden, Northamptonshire, NN10 0SA.**

Proposal **Single storey side extension to existing annex (Resubmission of 11/00425/FUL)**

Decision Application Refused

Conditions/Reasons:

1. The proposed extension would, by reason of its internal layout, size and positioning, be tantamount to the creation of a separate dwelling in the open countryside. It would be contrary to PPS7 which aims to protect the open countryside for its own sake. A separate dwelling in this location would create a form of backland development away from the built up area of Rushden and as such would appear out of character with the existing ribbon development along the Bedford Road, which is characterised by large dwellings in spacious plots which face the highway. The proposal would therefore be contrary to PPS7, Policies 1, 9 and 13h of the North Northamptonshire Core Spatial Strategy and Policy RU2 of the East Northamptonshire Local Plan.

Date received	Date valid	Overall Expiry	Ward
18 July 2011	29 July 2011	28 October 2011	Thrapston Lakes

Applicant **MREF II PM Ltd, C/o Moorfield Group Ltd**

Agent **Katie Brown - Street Design Partnership**

Location **Plots 11 To 14, Haldens Parkway, Thrapston, Northamptonshire.**

Proposal **Proposed extension to existing distribution building with associated parking, landscaping and temporary construction access.**

Decision Subject to a S106 Agreement and Conditions as set out in the report and amended by Update Sheet that permission be 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 construction of the extension details of the wall cladding including its colour, shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.
Reason: In the interest of visual amenity
3. The extension shall achieve the BREEAM Code "very good", and shall not be occupied until a certificate has been issued for it certifying that this standard has been achieved.
Reason: To ensure the sustainable construction of the extension in accordance with Policy 14 in the North Northamptonshire Core Spatial Strategy.
4. All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer.
Reason: To prevent pollution of the water environment.
5. All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the local planning authority.
Reason: To prevent pollution of the water environment.
6. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
Reason: To prevent pollution of the water environment.
7. Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
Reason: To prevent pollution of the water environment.
8. Surface water from impermeable vehicle parking areas and service areas shall be passed through a storm bypass oil interceptor. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving minimum 6 minutes retention in each interception chamber.
Reason: To prevent pollution of the water environment.
9. Prior to the commencement of construction of the extension full details of all proposed floodlighting installations and including a supporting lighting engineers report justifying the installations shall have been submitted to and approved by the local planning authority. The development shall thereafter be carried out in accordance with the details so approved.
Reason: To ensure a satisfactory standard of development which does not adversely affect the amenity of the area.

10. The means of illumination shall be so screened such that it does not cause glare to drivers on the adjoining highway or to the occupants of adjoining residential properties.
Reason: In the interest of highway safety and residential amenity.
11. Noise from activities within the building (measured as L Aeq 30 min) when measured at the boundaries of the site shall not exceed the measured background noise level (measured at L A90 30 min) by more than 5db (A).
Reason: In the interest of residential amenity.
12. Prior to the commencement of the development, a scheme for the control of noise and dust 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.
Reason: In the interest of residential amenity
13. During the demolition and construction phases, no works of demolition, construction (including deliveries to or from the site) shall take place other than within the hours:
Monday to Friday 0800 to 18.00 hours,
Saturday 08.00 to 13.00 hours, and
at no time on Sundays or Bank Holidays.
Reason: In the interest of residential amenity
14. Prior to the first use of the premises details of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed the background level when measured as a 5 minute LAeq at the nearest residential premises. There shall be no one third octave band which is more than 10dB greater than its neighbour in order to avoid dominant frequencies.
Reason: In the interest of residential amenity
15. Prior to the commencement of development a site waste management plan shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with this site waste management plan.
Reason: In the interest of sustainability and to ensure the appropriate disposal of waste.
16. The mounds shall be constructed and prepared for planting in accordance with the details shown on drawing reference 1270/04C (as amended by the letter from TPM Landscape received on 9 September 2011) in accordance with an implementation schedule to be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that the landscape scheme establishes in the interest of visual amenity.
17. The Landscape Scheme, drawings reference 1270/05B received on 20 September 2011(as amended by the letter from TPM Landscape received 9 September 2011) shall be implemented in the first planting season following first use of the extension hereby permitted.

Reason: In the interest of visual amenity.
18. Prior to the commencement of construction of the extension a scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site and to ensure future maintenance of the surface water drainage system.

19. All construction traffic shall use the existing HGV access into the site unless (and notwithstanding the submitted details) a scheme which shall illustrate a rural road to the local highway authority's standard specification and include widening works, passing bays, footpath provision and works to prevent vehicles turning left when emerging from the site has been implemented. Prior to the commencement of any works the scheme for these works shall have been submitted to and approved in writing by the local planning authority. This shall include:

1. Hard surface materials to form the promoted works throughout Ran Way and Huntingdon Road.
2. Means of drainage, to prevent the unregulated discharge of surface water onto the highway.
3. Maximum gradient (1 in 15) from the highway boundary in the positive or negative direction
4. Sufficient parking and turning space shall be provided within the development site for all vehicles attracted thereto

Reason: In order to ensure that the promoted public transport initiative will aid the promoted Travel Plan in the interests of highway and pedestrian safety and convenience to all users of the public highway network

20. Cantilever Bus Shelters within Huntingdon Road (industrial estate) having a landing and boarding stage, with associated flag sign and posts shall be provided prior to the first use of the extension hereby permitted. Prior to the commencement of these works a scheme for these shall have been submitted to and approved in writing by the local planning authority. Reason: In order to ensure that the promoted public transport initiative will aid the promoted Travel Plan in the interests of highway and pedestrian safety and convenience to all users of the public highway network .

Reason: In order to ensure that the promoted public transport initiative will aid the promoted Travel Plan in the interests of highway and pedestrian safety and convenience to all users of the public highway network

21. Development shall be carried out in accordance with the following plans:

OS Map and Block Location Plan PS00 received 20 September 2011
Existing site survey - TRI-0669-01 received 29 July 2011
Existing site survey - TRI-0669-04 received 29 July 2011
Existing site plan PS01 received 18 July 2011
Existing site plan sheet 1 of 2 PS03 received 18 July 2011
Existing site plan sheet 2 of 2 PS04 received 18 July 2011
Proposed site plan PS02A received 20 September 2011
Proposed site plan sheet 1 of 2 PS05 received 18 July 2011
Proposed site plan sheet 2 of 2 PS06 received 18 July 2011
Sections Mound 1270/04C received 20 September 2011
General Arrangement 1 of 2 (Mound) 1270/02A received 20 September 2011
Planting Plan 1270/05B received 20 September 2011
Existing Floor Plan Sheet 1 of 2 PS07 received 18 July 2011
Existing Floor Plan Sheet 2 of 2 PS08 received 18 July 2011
Proposed Floor Plan Sheet 1 of 2 PS09A received 20 September 2011
Proposed Floor Plan Sheet 2 of 2 PS010A received 20 September 2011
Existing and Proposed Elevations Sheet 1 of 2 PS13A received 20 September 2011
Existing and Proposed Elevations Sheet 2 of 2 PS14A received 20 September 2011
Proposed Dock Leveller Doors PS21A received 20 September 2011
Proposed roof plan sheet 1 of 2 PS11A received 20 September 2011
Proposed roof plan sheet 2 of 2 PS12A received 20 September 2011
Illustrative View 1 PS16 received 18 July 2011
Illustrative View 2 PS17 received 18 July 2011
Illustrative View 3 PS18 received 18 July 2011
Illustrative View 4 PS19 received 18 July 2011
Illustrative View 5 PS20 received 18 July 2011
Proposed Temporary Construction Access PS15 received 18 July 2011
Huntingdon Road/Ram lane Off-site highway works RD1045/3a received 17 October 2011
Off-site Highway Works Ram Lane Bend Widening and Footway extension RD1045/4 received 17 October 2011
Huntingdon Road/Ram lane Off-site highway works RD1045/3 received 17 October 2011

Date received	Date valid	Overall Expiry	Ward
22 August 2011	26 August 2011	21 October 2011	Lyveden

Applicant **C And D Developments (Northants) Ltd - Mr C Rose**

Agent **Toby Pateman Architect**

Location **Land Adjacent Honey Bun Hill, Newtown, Brigstock, Northamptonshire.**

Proposal **Erection of 2 no. new dwellings**

Decision Application Permitted

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 commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected and shall include details of boundary screening along the northern boundary which shall be erected in a manner which would provide privacy for the occupiers of Honey Bun Hill. This boundary screening shall then be provided in accordance with the details so approved before the building is first 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.

3. Pedestrian visibility splays of 2.4m x 2.4m (2.0 metre x 2.0 metre if turning space is available within the site) shall be provided on both sides 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.

4. 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), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed on the side elevations of the proposed dwellings. All windows serving bathrooms shall be obscure glazed in a manner which would prevent overlooking and fitted with top hung casements which are incapable of being opened further than 100mm.

Reason: To protect the residential amenity of neighbouring occupiers.

5. No development shall take place until there has been submitted to and be 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, unless otherwise agreed in writing by the Local Planning Authority. The landscaping scheme shall include the retention of the existing trees along the eastern and southern boundary of the application site and those trees shall thereafter be retained unless 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.

6. 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.

7. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

8. The rooflights hereby approved in the shall be provided at a minimum sill height of 1.6 metres and shall thereafter be retained in this manner unless otherwise approved in writing by the local planning authority.

Reason: In the interests of residential amenity.

9. The works hereby permitted shall be carried out strictly in accordance with the approved plans (50-09-00, 50-09-05 A, 04-11-05B, 04-11-01B, 04-11-02B , received on the 22.08.2011) 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.

EN/11/01447/REM

Date received	Date valid	Overall Expiry	Ward
12 September 2011	29 September 2011	24 November 2011	Fineshade

Applicant **Mr P Bee**

Agent **Mr J Moses**

Location **33 Westfields, Easton On The Hill, Stamford, Northamptonshire.**

Proposal **Reserved matters: Development of land r/o 31 and 33 Westfields for the provision of 4 dwelling houses with new access road. Demolition of current garage and to allow access road pursuant to application EN/09/01133/OUT dated 3.12.09**

Decision Application Permitted

Conditions/Reasons:

1. Prior to the commencement of the development hereby permitted, details and a sample of the proposed facing brick(s) and roof tile(s) to be used for the construction of the dwellings and garages hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory appearance for the development.

2. Prior to the commencement of the development hereby permitted, details of the colour and finish details of the render to be used on the exterior of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory appearance for the development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or other form of opening shall be inserted in the south and north facing elevations of plot 3 hereby permitted.

Reason: To ensure adequate standards of privacy for neighbours and occupiers.

4. Before plot 4 hereby permitted is first brought into occupation, the first floor en-suite window in the south facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

Reason: To ensure adequate standards of privacy for neighbours and occupiers.

5. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, full details of the provision of screening to the eastern, western and southern boundaries of the site (to the properties along Western Avenue and The Crescent) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected/retained. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwellings and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

6. Notwithstanding the details shown on drawing number JWM/PB/022A (received by the Local Planning Authority on 8 November 2011), alternative boundary treatment for the west and southern boundaries of no.33 Westfields shall be submitted to and approved in writing by the Local Planning Authority. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwellings hereby approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

7. The planting, seeding and turfing proposals shown on drawing number JWM/PB/022A (received by the Local Planning Authority on 8 November 2011) and any subsequent planting proposals approved in writing by the Local Planning Authority under conditions 5 and 6 above shall be implemented in the first planting season following the first occupation of plots 1, 2, 3 and 4, unless otherwise agreed in writing by the Local Planning Authority. 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.

8. Prior to the first occupation of the dwellings hereby permitted, the vehicular accesses to the public highway and parking facilities shown on the submitted plans to serve the development shall have been completed and brought into use and be thereafter retained, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

9. Deliveries, demolition or construction works shall be not be carried out except between the hours of 08:00am -18:00pm Mondays to Fridays, 08:30am – 13:00pm on Saturdays, and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity.

10. Prior to the commencement of any demolition work or other development on the site a method statement for the control of dust during demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the scheme so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, the orderly development of the site and to protect the environment.

11. Details of a scheme of lighting for the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. This shall include full details of the type of lighting, number, exact location and level and type of illumination. The scheme shall thereafter be implemented in accordance with the details so approved prior to the first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy and in the interest of residential amenity.

12. A scheme to ensure the security of all of the ground floor doors and windows, and easily accessible first floor doors and windows of the dwellings hereby approved, including details of any secure standards, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy and in the interest of residential amenity.

13. The development hereby permitted shall be carried out strictly in accordance with the approved plans; plans received by the Local Planning Authority on 12 September 2011, drawing numbers: JWM/WH/025, JWM/PB/021, JWM/WH/016, JWM/WH/015, JWM/PB/010, JWM/PB/009, JWM/WH/008, JWM/PB/002, JWM/PB/001, JWM/WH/003, JWM/WH/004; drawing numbers: JWM/PB/023A, JWM/PB/006B, JWM/PB/005A, JWM/WH/027, JWM/WH/017A, received on 1 November 2011; and drawing numbers: JWM/PB/026B, JWM/PB/024B, and JWM/PB/022A, received on 8 November 2011, 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.

14. 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), the garage of plots 2 and 4 hereby approved shall be retained and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: In the interests of highway safety by ensuring the retention of adequate off-street parking facilities.