

DEVELOPMENT CONTROL COMMITTEE

Date: 30 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
Barbara Jenney
Bob Nightingale

Brian Northall
Ron Pinnock
Anna Sauntson
Phillip Stearn
Jeremy Taylor
Peter Wathen

267. MINUTES

The minutes of the meeting held on 9 November 2011 were approved and signed by the chairman.

268. APOLOGIES FOR ABSENCE

Councillors Marika Hillson, Dudley Hughes, Andy Mercer and Robin Underwood sent their apologies.

269. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

Councillor Brian Northall declared a personal interest in planning applications EN/11/01350/FUL, EN/11/01351/VAR, and EN/11/01482/FUL as he had accompanied the Mayor of Irthlingborough to the formal opening of the Lanterns development on the former Sunseeker site at Irthlingborough.

Councillor Pauline Bradberry declared a personal interest in planning application EN/10/00820/OUT as a former board member of Spire Homes.

Both members remained in the meeting during the consideration of the application and took part in the discussion and voting on the items.

No informal site visits were declared.

270. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mr Barry Nicholas on EN10/00820/OUT (for the applicants) - Garage Block accessed between 11 and 12 Hillside, Chelveston

- (ii) Mr Ashley Nunn on EN/11/01087/FUL (for the applicants) - Warmington Social Club, 18-20 Chapel Street, Warmington

271. 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/11/00700/OUT - Phase 2, Warth Park Way, Raunds** (See page 423)

An update report set out the agent's response to the additional objection. It was noted that, since the decision taken at the last meeting, the consultation period had expired on 18 November and because a further representation (from The Woodpecker, 31 Marshalls Road, Raunds) had been received, it was necessary to ensure that this representation was taken into account. The agent's response to the additional representation was submitted.

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 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.

- (viii) **EN11/01350/FUL – Former Factory Site, Finedon Road, Irthlingborough** (See page 428)

Members were advised that the reduction in the number of dwellings would impact on section 106 contributions for education (£15,969 less) and community project (£6000 less).

The committee **agreed to approve** the application subject to the conditions in the planning applications report, and a deed of variation to the section 106 agreement covering the reduced contributions.

- (iii) **EN11/01351/VAR – Former Factory Site, Finedon Road, Irthlingborough** (See page 433)

The committee **agreed to approve** the application to vary conditions 2 and 18 attached to planning permission EN10/02282/FUL subject to the imposition of a condition itemising the relevant plan numbers.

- (iii) **EN/11/01482/FUL – Former Factory Site, Finedon Road, Irthlingborough** (See page 434)

An update report was received confirming that the additional viability information had been considered and was acceptable. The recommendation was therefore revised to delete the words "subject to the satisfactory assessment of the latest viability information". The applicant had submitted further information to explain why the application had been submitted and although forwarded to the Town Council on 8 November, no response had been received from that council.

The committee **agreed** to **approve** the application subject to the conditions in the report, and to a deed of variation to the section 106 agreement in relation to the original application EN/08/02282/FUL and also to reduce the provision of affordable housing.

(v) **EN/10/00820/OUT – Garage Block accessed between 11 and 12 Hillside, Chelveston** (See page 438)

Members received an update on

- paragraph 7.5.1 – tenant of rented garage lived approximately 350 metres away
- paragraph 7.6.3 – revised site plan showing the width of the right of way had been received on 23 November and showed that the parking spaces could be accommodated without obstructing the right of way. A revised Condition 8 was therefore proposed.
- Comments by Northamptonshire Police that any subsequent reserved matters application should include details of the boundary screening and that a consultation should be sent to the Police. They were satisfied that acceptable boundary screening would allow for surveillance of the parking area and this was covered by condition 4.

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

(vi) **EN/11/01087/FUL – Warmington Social Club, 18-20 Chapel Street, Warmington** (See page 439)

An update report was received on the density calculation (45 dwellings per hectare), amended plans on an extended turning head following a request from the council's Waste Management Officer, and clarification on the tenure split for the affordable accommodation was 4 units of shared ownership (2 bed) and 2 units of affordable rent (3 bed).

It was **agreed** that the application be approved subject to the conditions in the planning applications report.

(vii) **EN/11/01571/RWL - 13 Big Green, Warmington** (See page 443)

It was **agreed** that the application be approved subject to the conditions in the planning applications report.

(viii) **EN/11/01678/EXT – Land at 144 Tower Farm, Irchester Road, Wollaston** (See page 446)

It was **agreed** that the no objections be raised on this application.

272. APPEAL DECISION MONITORING REPORT

Members noted the council's planning appeal decisions from 24 October to 11 November 2011.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 30 November 2011

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 Authorised to Grant as per recommendation subject to a S106 Agreement and referral of the application to the Secretary of State.

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/11/01350/FUL

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|-----------------------|-------------------------|------------------------|---------------------------------|
| Date received | Date valid | Overall Expiry | Ward |
| 22 August 2011 | 2 September 2011 | 2 December 2011 | Irthlingborough Waterloo |

Applicant **Bloor Homes (South Midlands) - Mr P Clark**

Location **Former Factory Site, Finedon Road, Irthlingborough, Northamptonshire.**

Proposal **Partial replan of approved application EN/08/02282/FUL (for 141 units) to erect 30 residential units (138 total) with associated car parking and landscaping**

Decision: Authorised to Grant as per recommendation i.e. subject to a Deed of Variation to the S106 Agreement and the condition as listed.

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. This partial replan application shall be implemented in accordance with the levels shown on the drawing entitled Finished Levels Overall Layout (ref N511-110) received 9 August 2011. No other details, both in relation to this partial replan application or the remainder of the larger site which may be shown on this drawing are approved by this permission
Reason: to clarify the terms of this permission and in the interest of visual and residential amenity.
3. This partial replan application shall be implemented in accordance with the materials shown on drawing ref IRTH_MAT_2 Rev B. No other details, both in relation to this plot substitution application or the remainder of the site which may be shown on this drawing are approved.
Reason: In the interest of amenity.
4. Details of boundary treatment at a scale of 1:200 (unless agreed otherwise with the Local Planning Authority in writing) shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of this partial replan application and development shall be carried out in accordance with these approved details.
Reason: In the interest of amenity.
5. A comprehensive landscaping scheme for this partial replan application shall be submitted to and approved by the local planning authority in writing prior to the commencement of this partial replan application . This shall have been designed in accordance with the submitted landscape masterplan for the original application (08/02282/FUL) received 17 November 2009. It shall also be designed to encourage biodiversity within the site, and shall also include an implementation

schedule. 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.

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.

6. Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, full engineering, drainage, street lighting, signing, road marking and constructional details of all off site and highway works shall be submitted to and be approved by the local planning authority in writing. Such works shall include,
 - The site access junction
 - The off-site kerbing and footway construction works, fronting Finedon Road from plot 93 to the western side of Road 1 (linking to existing footway facilities).
 - The closure and reinstatement of existing accesses onto the A6 County Road to prevent vehicle use.
 - The provision of a controlled pedestrian crossing of Finedon Road in a location which shall first be agreed in writing with the local planning authority including the associated high skid resistant surfacing works.
 - Other Pedestrian and Cycle enhancements
 - Such details as may be approved by the local planning authority shall thereafter be completed to the satisfaction of the local planning authority prior to the first occupation of the first dwelling of the development hereby permitted.Reason: In the interest of Highway Safety

7. Notwithstanding the submitted details, prior to the commencement of development hereby permitted, the following internal estate street and residential access details shall be submitted to and be approved by the local planning authority in writing
 - hard surface paving materials throughout the estate street.
 - Provision of pedestrian and vehicular visibility splays throughout the estate streets.
 - Means of surface water drainage throughout the estate street.
 - Means of drainage, to prevent the unregulated discharge of surface water onto the highway network.
 - Maximum gradient (1 in 15) from back of the highway boundary.
 - Street Lighting.
 - The development shall thereafter be completed to the satisfaction of the local planning authority in accordance with the approved details.Reason: In the interest of highway safety

8. The accommodation of all site operatives, visitors and construction vehicles loading, off loading, parking and turning within the site during the construction period, shall accord with the details approved under the condition discharge application 10/01511/CND; specifically drawing ref N511 CP received 4 August 2010.

Reason: In the interest of highway safety.

9. Wheel washing shall be carried out in accordance with the details approved under the condition discharge application 10/01511/CND; particularly drawing ref N511 CP received 4 August 2010.

Reason: In the interest of highway safety.

10. All foul drainage shall be in accordance with the details approved under condition discharge application 10/01516/CND; in particular drawings 10083/DR/500; 10083/DR501B; 10083/DR/511; 10083/DR/512 received 5 August 2010.

Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure.

11. Prior to the commencement of development approved by this planning permission(or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
 - 1) A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination of the site.

- 2) A site investigation scheme based on 1) to provide information for a detailed assessment of the risk to all receptors that may be effected, including those offsite.
- 3) The site investigation results and the detailed risk assessment (2) and, based on

these,

an options appraisal and remediation strategy giving full details of the remediation measures required and how these are to be undertaken.

- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance arrangements and contingency action.

Any changes to these components will need to be approved in writing by the Local Planning Authority.

Reason: To prevent pollution to the water environment and the risk of contamination elsewhere

12. No infiltration of surface water drainage into the ground is permitted other than that which may be approved in writing by the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: Any areas where soakaways are proposed should be characterised. This is to ensure that the use of soakaways does not pose additional risk to controlled waters from mobilisation of contaminants in soil.

13. All surface water from communal parking and manoeuvring areas shall be passed through trapped gullies prior to disposal to groundwater, watercourse or surface water sewer with an overall capacity compatible with the site being drained.

Reason: To prevent pollution to the water environment.

14. Development shall be carried out strictly in accordance with the Flood Risk Assessment submitted in relation to the original application ref 08/02282/FUL and the Addendum to the Flood Risk Assessment dated 12 August 2011.

Reason: To prevent flooding.

15. All work shall be carried out in accordance with the written scheme of archaeological work approved under the condition discharge application 10/01488/CND.

Reason: To protect any potential archaeological interest.

16. Development shall be carried out at all times strictly in compliance with the Ecological Mitigation Plan submitted in relation to the original application 08/08228/FUL as amended by the statements of Lockhart Garratt received 3 August 2011 and 3 November 2011

Reason: To protect ecological interests.

17. Development shall be carried out strictly in accordance with the Noise Assessment submitted in relation to the original application (08/02282/FUL) as amended by the statement from Cole Jarman dated 1 September 2011 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the proposed dwellings from sources of noise in the interest of residential amenity.

18. The noise barrier, as shown on drawing ref N511_01_Q Rev S shall be in place before the occupation of any of the dwellings hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: to protect future residents from noise, in the interest of amenity, whilst at the same time ensuring the free passage of newts.

19. Development shall be carried out fully in accordance with the waste management strategy submitted in relation to the original application ref 08/02282/FUL unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity and sustainability

20. Litter and dog bins shall be provided in accordance with the details approved under the condition discharge application 10/01944/CND.

Reason: In the interest of amenity

21. Prior to the commencement of development a scheme for lighting the private parking areas, footpaths and areas of public open space 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.

22. The development shall be carried out in accordance with the Amended Energy Strategy approved under condition discharge application 10/01888/CND.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

23. Development shall be carried out in accordance with the water efficiency statement, approved under condition discharge application ref 10/01659/CND.

Reason: To ensure that the development is sustainable and makes efficient use of water and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

24. There is no condition 24 in relation to this replan application

25. No building works shall be carried out before 7.30 am or after 18.00 pm Monday to Fridays or before 8.00 am or after 13.00 pm on Saturdays or anytime on Sundays or Bank Holidays.

Reason: In the interest of amenity.

26. There is no condition 26 in relation to this replan application as the former condition related to Plot 9 only.

27. 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 shall be inserted in the side/flank elevations of Plot 45.

Reason: To protect the amenity of adjacent occupiers.

28. All tree works shall be carried out in accordance with the details approved under condition discharge application 10/01944/CND.

Reason: To ensure the protection of trees on site

29. Development shall not commence until a surface water drainage scheme for the site has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be subsequently implemented in accordance with the approved scheme before the development is completed.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

30. Gating to the undercroft parking areas shall be carried out in accordance to the details approved under condition discharge application 10/01514/CND

.Reason: In the interest of crime prevention.

31. Bollards and motorcycle barriers shall be provided in accordance with the details approved under condition discharge application 10/01514/CND.

Reason: In the interest of crime prevention.

32. The drawings to which this decision relates are as follows:

Drawing No.s
Location Plan Re-Plan A - received 3 October 2011
Planning Layout ref N511_01_Q Rev S - received 18 October 2011
Materials Plan IRTH_MAT_2 Rev B received 3 October 2011
Tree Survey Plan 759 Tr Svy 1 received 22 August 2011
House Types: - received 22 August 2011
1BF01-PL03
1BF01-PL01
1BF01-PL02
3254-PL03
3254-PL01
3254-PL02
3254i-PL03
3254i-PL01
3254i-PL02
3254-PL03
3254-PL01
3254-PL02
3253i-PL03
3253i-PL01
4253--PL02
2251-PL03
2251-PL01
2251-PL02
3250i-PL03
3250i-PL01
3250i-PL02
2254-PL03
2254-PL01 Rev A
2254-PL02
3253-PL03
3253-PL01 Rev A
3253-PL02
3256i-PL03
3256i-PL01 Rev A
3256i-PL02
3257-PL03
3257-PL01 Rev A
3257-PL02
G01(SG)01 Rev B
G02(SG)01 Rev B
G02.P(SG)01 Rev B
G03(SG)01 Rev B
G01.G02(DET)01 Rev C
Finished Levels Overall Layout - N511-113 Rev Received 10 November 2011
Plan AA
Plan AA TPP 02 Rev A
Plans for Background/Reference only:
Planning Layout - N511_01_N1 - received 22 August 2011
Finished Floor and External Levels 10083/SK/003 Rev C
N511-111A Sections Sheet 1
N511-111 Sections Sheet 2
Sectional Details N511-ELE1 Rev C received 22 August 2011
Sectional Details N511-ELE Rev B received 22 August 2011

4775/04

Date received Date valid Overall Expiry Ward
22 August 2011 2 September 2011 2 December 2011 Irthlingborough Waterloo

Applicant **Bloor Homes (South Midlands) - Mr P Clark**

Location **Former Factory Site, Finedon Road, Irthlingborough, Northamptonshire.**

Proposal **Variation: to amend approved details in respect of conditions 2 (levels) and 18 (acoustic barrier) of approved application EN/08/02282/FUL dated 16.07.2010: Redevelopment of site to residential development comprising 141 dwellings with associated roads, car parking, public open spaces, infrastructure and access**

Decision Application Permitted

Conditions/Reasons:

1. Conditions 2 and 18 are hereby varied subject to development being carried out strictly in accordance with the following plans

Location Plan Levels A received 30 September 2011;
Proposed Levels/Bunding drawing ref N511 received 18 October 2011;
Newt Bund Sections Shown on Approved Layout ref N511_7 scanned 10 November 2011;
Finished Floor and External Levels 10083/SK/003 Rev C received 22 August 2011;
Condition 2 Amendment Levels N511-110 Rev D received 30 September 2011;
Sections Sheet 1 N511-111A received 22 August 2011;
Sections Sheet 2 N511-112A received 22 August 2011;
Sectional Details N511-ELE1 Rev C received 22 August 2011;
Sectional Details N511-ELE Rev B received 22 August 2011;
Acoustic Fence 01B received 30 September 2011;
External Levels for Condition 2 Amendment Sheet 1 of 5 N511-120 received 6 October 2011;
External Levels for Condition 2 Amendment Sheet 2 of 5 N511-121 received 6 October 2011;
External Levels for Condition 2 Amendment Sheet 3 of 5 N511-122 received 6 October 2011;
External Levels for Condition 2 Amendment Sheet 4 of 5 N511-123 received 6 October 2011;
External Levels for Condition 2 Amendment Sheet 5 of 5 N511-124 received 6 October 2011;
Longitudinal Sections N511-LS Rev A received 6 October 2011;
Proposed Road Cross Sections Sheet 1 of 2 N511-125 received 6 October 2011;
Proposed Road Cross Sections Sheet 2 of 2 N511-126 received 6 October 2011;
Public Open Space ref 4775/SK04 Rev B received 14 November 2011;
Planting Plan POS 1 of 2 ref 4775/ASP4 Rev G received 14 November 2011;
Planting Plan POS 2 of 2 ref 4775/ASP4 Rev G received 14 November 2011;
Indicative Sections-POS 4775/SK05 Rev B received 14 November 2011

(the following plans have been treated as being for information only: Planning Layout N511_01_N1 received 2 November 2011 and N511_01_S Rev S received 2 November 2011)

The approved noise bund shall be in place before the occupation of any of the dwellings approved under EN/08/02282/FUL are occupied unless otherwise agreed in writing with the Local Planning Authority:

Reason: To ensure development proceeds in accordance with the approved plans, in the interest of visual and residential residential amenity, to protect the existing trees within the site and to ensure the free passage of newts.

Date received Date valid Overall Expiry Ward
15 September 2011 23 September 2011 23 December 2011 Irthlingborough Waterloo

Applicant **Mr P Clark - J S Bloor (Northampton) Ltd**

Location **Former Factory Site, Finedon Road, Irthlingborough, Northamptonshire.**

Proposal **For the conversion of eighteen affordable (social rent) units of approved application EN/08/02282/FUL to eighteen private residential dwellings**

Decision Authorised to Grant subject to a Deed of Variation to the S106 Agreement and the conditions listed

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. This application shall be implemented in accordance with the levels shown on the drawing entitled Finished Levels Overall Layout (ref N511-113) received 14 September 2011. No other details, both in relation to this application or the remainder of the larger site which may be shown on this drawing are approved by this permission
Reason: to clarify the terms of this permission and in the interest of visual and residential amenity.
2. This application shall be implemented in accordance with the materials shown on drawing ref IRTH_MAT_1 Rev A approved under condition discharge application EN/11/01220/CND
Reason: In the interest of amenity.
4. This application shall be implemented in accordance with the boundary treatment shown on drawing ref External Works 01 N2 approved under condition discharge application 10/01944/CND
Reason: In the interest of amenity.
5. This application shall be implemented in accordance with the landscape scheme drawing ref 4775/04 Rev C approved under condition discharge application 10/01741/CND.
Reason: In the interest of visual amenity.
6. Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, full engineering, drainage, street lighting, signing, road marking and constructional details of all off site and highway works shall be submitted to and be approved by the local planning authority in writing. Such works shall include,
The site access junction
The off-site kerbing and footway construction works, fronting Finedon Road from plot 93 to the western side of Road 1 (linking to existing footway facilities).
The Closure and reinstatement of existing accesses onto the A6 County Road to prevent vehicle use.
The provision of a controlled pedestrian crossing of Finedon Road in a location which shall first be agreed in writing with the local planning authority including the associated high skid resistant surfacing works.
Other Pedestrian and Cycle enhancements
Such details as may be approved by the local planning authority shall thereafter be completed to the satisfaction of the local planning authority prior to the first occupation of the first dwelling of the development hereby permitted.
Reason: In the interest of Highway Safety

7. Notwithstanding the submitted details, prior to the commencement of development hereby permitted, the following internal estate street and residential access details shall be submitted to and be approved by the local planning authority in writing
- Hard surface paving materials throughout the estate street.
 - Provision of pedestrian and vehicular visibility splays throughout the estate streets.
 - Means of surface water drainage throughout the estate street.
 - Means of drainage, to prevent the unregulated discharge of surface water onto the highway network.
 - Maximum gradient (1 in 15) from back of the highway boundary.
 - Street Lighting.
- The development shall thereafter be completed to the satisfaction of the local planning authority in accordance with the approved details.
Reason: In the interest of highway safety
8. The accommodation of all site operatives, visitors and construction vehicles loading, off loading, parking and turning within the site during the construction period, shall accord with the details approved under the condition discharge application 10/01511/CND; specifically drawing ref N511 CP received 4 August 2010.
Reason: In the interest of highway safety.
9. Wheel washing shall be carried out in accordance with the details approved under the condition discharge application 10/01511/CND; particularly drawing ref N511 CP received 4 August 2010.
Reason: In the interest of highway safety.
10. All foul drainage shall be in accordance with the details approved under condition discharge application 10/01516/CND; in particular drawings 10083/DR/500; 10083/DR501B; 10083/DR/511; 10083/DR/512 received 5 August 2010.
Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure.
11. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination of the site.
 - 2) A site investigation scheme based on 1) to provide information for a detailed assessment of the risk to all receptors that may be effected, including those offsite.
 - 3) The site investigation results and the detailed risk assessment (2) and, based on these,
 - an options appraisal and remediation strategy giving full details of the remediation measures required and how these are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance arrangements and contingency action.
- Any changes to these components will need to be approved in writing by the Local Planning Authority.
Reason: To prevent pollution to the water environment and the risk of contamination elsewhere.
12. No infiltration of surface water drainage into the ground is permitted other than that which may be approved in writing by the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
Reason: Any areas where soakaways are proposed should be characterised. This is to ensure that the use of soakaways does not pose additional risk to controlled waters from mobilisation of contaminants in soil.

13. All surface water from communal parking and manoeuvring areas shall be passed through trapped gullies prior to disposal to groundwater, watercourse or surface water sewer with an overall capacity compatible with the site being drained.
Reason: To prevent pollution to the water environment.
14. Development shall be carried out strictly in accordance with the Flood Risk Assessment submitted in relation to the original application ref 08/02282/FUL and the Addendum to the Flood Risk Assessment dated 12 August 2011.
Reason: To prevent flooding.
15. All work shall be carried out in accordance with the written scheme of archaeological work approved under the condition discharge application 10/01488/CND.
Reason: To protect any potential archaeological interest.
16. Development shall be carried out at all times strictly in compliance with the Ecological Mitigation Plan submitted in relation to the original application 08/08228/FUL as amended by the statements of Lockhart Garratt received 3 August 2011 and 3 November 2011
Reason: To protect ecological interests.
17. Development shall be carried out strictly in accordance with the Noise Assessment submitted in relation to the original application (08/02282/FUL) as amended by the statement from Cole Jarman dated 1 September 2011 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To protect the proposed dwellings from sources of noise in the interest of residential amenity.
18. The noise barrier, as shown on drawing ref N511_01_Q Rev S submitted under application 11/01351/VAR shall be in place before the occupation of any of the dwellings hereby approved, unless otherwise agreed in writing with the Local Planning Authority.
Reason: to protect future residents from noise, in the interest of amenity, whilst at the same time ensuring the free passage of newts.
19. Development shall be carried out fully in accordance with the waste management strategy submitted in relation to the original application ref 08/02282/FUL unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interest of amenity and sustainability.
20. Litter and dog bins shall be provided in accordance with the details approved under the condition discharge application 10/01944/CND.
Reason: In the interest of amenity
21. Prior to the commencement of development a scheme for lighting the private parking areas, footpaths and areas of public open space 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.
22. The development shall be carried out in accordance with the Amended Energy Strategy approved under condition discharge application 10/01888/CND.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.
23. Development shall be carried out in accordance with the water efficiency statement, approved under condition discharge application ref 10/01659/CND.
Reason: To ensure that the development is sustainable and makes efficient use of water and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

24. There is no condition 24 in relation to this application as the buildings have now been demolished.
25. No building works shall be carried out before 7.30 am or after 18.00 pm Monday to Fridays or before 8.00 am or after 13.00 pm on Saturdays or anytime on Sundays or Bank Holidays.
Reason: In the interest of amenity.
26. There is no condition 26 in relation to this replan application as the former condition related to Plot 9 only.
27. 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 shall be inserted in the side/flank elevations of Plots 12 and 81.
Reason: To protect the amenity of adjacent occupiers.
28. All tree works shall be carried out in accordance with the details approved under condition discharge application 10/01944/CND.
Reason: To ensure the protection of trees on site.
29. Development shall not commence until a surface water drainage scheme for the site has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be subsequently implemented in accordance with the approved scheme before the development is completed.
Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.
30. Gating to the undercroft parking areas shall be carried out in accordance to the details approved under condition discharge application 10/01514/CND.
Reason: In the interest of crime prevention.
31. Bollards and motorcycle barriers shall be provided in accordance with the details approved under condition discharge application 10/01514/CND.
Reason: In the interest of crime prevention.
32. The drawings to which this decision relates are as follows:
- HA Plot Sub received 14 September 2011
 - Planning Layout N511_01_N1 received 14 September 2011
 - Finished Levels Overall Layout N511-113 received 14 September 2011 (levels related to the Plots the subject of this application only)
 - Plot 105 Type 3254 Arden ref 3254-PL105 Rev A (3 drawings; elevations and floor plans) received 4 November 2011
 - Plot 15 Type 2252 Sedgley ref 3252-PL03 Rev A (3 drawings; elevations and floor plans) scanned 2 November 2011
 - Plot 14 Type 2253 Langdon ref 2253-PL03 (3 drawings; elevations and floor plans) received 14 September 2011
 - Plot 81,82,100,114,115 Type 3250(G) ref 3250(G)-PL03 (3 drawings; elevations and floor plans) received 14 September 2011
 - Plot 99,113,116 Type 3253 Langley ref 3253-PL03 3 drawings; elevations and floor plans) received 14 September 2011
 - Plots 7,8,12,13,78,79 Type 2254 Marford ref 2254-PL03 3 drawings; elevations and floor plans) received 14 September 2011

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| Date received | Date valid | Overall Expiry | Ward |
| 29 April 2010 | 5 May 2010 | 30 June 2010 | Higham Ferrers Lancaster |

Applicant **Spire Housing**

Agent **Architectural And Surveying Services Ltd**

Location **Garage Block Accessed Between 11 And 12, Hillside, Chelveston, Northamptonshire.**

Proposal **Outline: Erection of single storey dwelling with associated parking to replace garages (all matters reserved)**

Decision Application Permitted

Conditions/Reasons:

1. Approval of the details of the siting, layout, and appearance of the dwelling, the landscaping of the site and the access to the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.
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 three 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 required to be submitted by condition No. 1 shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, 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 development is brought into use and shall be retained thereafter 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.
5. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include drawings showing the slab levels of the building 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 details so approved in writing by the local planning authority, unless otherwise agreed 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 and the streetscene.
6. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwelling and garage shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved detail, unless otherwise agreed in writing by the local planning authority.
Reason: To achieve a satisfactory appearance for the development.
7. Notwithstanding the submitted details, the details to be submitted for approval in writing by the

local planning authority in accordance with condition 1 above shall include a scheme of landscaping for the site. The development shall thereafter 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.

8. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 28 May 2010 and 23 November 2011, drawing numbers: PL02 Location plan, site plan, block plan, floor plan and elevations, OS03 Location Plan showing Access and Rights of Way and PL03 Location plan showing private garage, 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.

9. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include drawings showing 8 parking spaces. The parking spaces shall thereafter be carried out in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the local planning authority. The agreed parking spaces shall be implemented prior to the first occupation of the dwelling hereby approved.

Reason: In the interests of highway safety.

EN/11/01087/FUL

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|---------------------|---------------------|--------------------------|-------------------|
| Date received | Date valid | Overall Expiry | Ward |
| 14 July 2011 | 21 July 2011 | 15 September 2011 | Lower Nene |

Applicant **Mr M Perkins**

Agent **ADC Architecture And Development - Mr Ashley Nunn**

Location **Warmington Social Club, 18 - 20 Chapel Street, Warmington, Northamptonshire.**

Proposal **Residential Development of 6 affordable and 2 private 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. Prior to the commencement of development, a schedule and samples of all external materials to be used within the development including facing, roofing and fenestration 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. Notwithstanding the information already submitted, blue slate shall not be used as a roofing material within the development.

Reason: To achieve a satisfactory elevational appearance for the development.

3. Prior to the commencement of development, details of the proposed boundary treatments for the site 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. The existing post and rail fence along the northern boundary and the existing stone wall (with only the lengths demolished as shown on the submitted plans) along the south of the site shall be retained and form part of the scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an acceptable visual appearance and to protect neighbouring

amenity.

4. Prior to the commencement of development, details of all proposed surfacing materials, means of drainage to prevent the discharge of water to the public highway shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of highway safety.

5. 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), no additional openings shall be inserted within the west facing elevation of plot 1 unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard neighbouring amenity.

6. Notwithstanding the submitted details and before commencement of the development hereby permitted, a sustainability strategy, including a Site Waste Management Plan, shall be submitted to and approved in writing by the local planning authority to demonstrate that the development would meet requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008. The development shall be implemented in accordance with the approved details 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, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

7. Details of all external lighting within the parking courtyard area and along the pathway linking Nene Pastures and Chapel Street shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The external lighting shall be installed in accordance with the approved details prior to the first occupation of any of the dwellings hereby permitted.

Reason : In the interests of crime prevention, the safety of the users of the parking area and to prevent any nuisance for surrounding occupiers.

8. Before any work is commenced on the development hereby permitted, details showing the slab levels of the proposed buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of neighbouring buildings of nos. 28 Chapel Street and the Social Club) shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed 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.

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, including the gardens of the individual dwellings, parking court and any 'green buffer' areas . The scheme of landscaping shall include native planting and shall be implemented strictly in accordance with the approved details in the first planting season following the first occupation of the development, 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.

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.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 and recording which has been submitted to and approved in writing by the local planning authority. Archaeological investigation and recording shall thereafter be carried out in the accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

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

- 12.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 shall have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health, in the interest of residential amenity and in the interest of highway safety.

- 13.Notwithstanding the submitted details, pedestrian visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access in front of the dwellings at Plots one and two hereby approved. The areas of land between the required sight lines and the 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.

- 14.In accordance with the submitted Sustainability Appraisal and Energy Statement and Design and Access Statement, the dwellings hereby approved shall achieve a minimum of Level 3 of the Code for Sustainable Homes. A copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority to demonstrate that code level 3 will be achieved and within 5 months of completion a copy of the Final Certificate shall be provided to the Local Planning Authority certifying that Code Level 3 has been achieved, unless otherwise agreed in writing by the Local Planning Authority.

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

- 15.All works which cause any noise that is audible at the boundary of the site, or at any such other place as may be agreed with the Local Planning Authority, shall be carried out only between the hours of 7:30am and 5:30pm Monday to Fridays, 8:00am and 1:00pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interest of residential and local amenity.

- 16.Prior to the commencement of development a method statement that includes details of measures to minimise noise and dust during construction works shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the residential amenity of the existing nearby dwellings.

- 17.Notwithstanding the submitted details, a Tree Protection Plan for the trees onsite and those adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site

- 18.Notwithstanding the submitted details, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This statement shall be in accordance with BS5837: 2005. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site

19. Notwithstanding the submitted details, details of a no dig construction method for hard surfacing that breaches the required root protection areas for the trees on and adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on the neighbouring site

20. The footpath shown on the submitted plans which links the open space area at Nene Pastures with Chapel Street shall remain publicly accessible at all times and shall not be closed off or obstructed by any gates or means of enclosure, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the link is retained for the use of local residents and schoolchildren.

21. No development shall take place on the residential development hereby approved until the rear portion of the existing Warmington Social Club has been demolished and the remaining building made good, in accordance with details to be submitted to and approved in writing by the local planning authority (see informative).

Reason: Because the submitted noise assessment assumes that the planned demolition of the rear part of the club will take place and any deviation may need further noise assessments to be carried out.

22. The access of the development hereby permitted shall be constructed to adoptable standards and in complete accordance with the amended plan (ref: AB_100 Rev A), unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

23. Prior to the first occupation of the dwellings hereby approved, details of the introduction of a nameplate which shall be installed within the site and outside of any visibility splays, shall be submitted for the written approval of the local planning authority. The plate shall indicate that the site is private and does not form part of the adopted highway maintainable at public expense. The plate shall remain visible in perpetuity, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

24. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1) A preliminary risk assessment which has identified: all previous uses and potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination of the site.

2) A site investigation scheme based on 1) to provide information for a detailed assessment of the risk to all receptors that may be effected, including those offsite.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how these are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance arrangements and contingency action. Any changes to these components will need to be approved in writing by the Local Planning Authority.

Reason: To prevent pollution to the water environment and the risk of contamination elsewhere.

25. Notwithstanding the submitted details, the existing trees (shown as 4437 Common Ash, 4434 Silver Birch, 4433 Hornbeam) shall be retained and all necessary steps required by conditions 18

and 19 to shall be taken to ensure their retention and the health of each tree, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity.

26. The development hereby permitted shall be carried out strictly in accordance with the approved plans: 2709/02a, 2709/20, 2709/21, 2709/22, 2709/23, 2709/24 received by the Local Planning Authority on 21/10/11, 13/07/11, 21/07/11 and 15/07/11, 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/11/01571/RWL

| Date received | Date valid | Overall Expiry | Ward |
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| 29 September 2011 | 29 September 2011 | 24 November 2011 | Lower Nene |

Applicant **The Short Family**

Agent **Henry H Bletsoe And Son**

Location **13 Big Green, Warmington, Peterborough, Northamptonshire.**

Proposal **Replacement of extant planning permission 08/01490/OUT - Outline application: Residential development for five dwellings (All matters reserved)**

Decision Application Permitted

Conditions/Reasons:

1. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.

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 three 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. No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting plans; written specifications; schedules of plants, noting species, plant sizes proposed numbers and densities; and an implementation programme. The soft and hard landscaping shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development, in the interest of residential amenity and local amenity.

5. All planting, seeding and turfing comprised in the approved details of soft 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.

6. No development shall commence until a detailed scheme has been submitted to and approved in writing by the Local Planning Authority of all the trees and hedgerows to be removed and those to be retained and the method of protection of the retained trees and hedgerows during the course of development. The tree and hedgerow retention and protection shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the character of the area.

7. Prior to commencement of the development hereby permitted, details of the provision of boundary treatment to all boundaries of the site and garden of the individual dwellings 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 retained/erected. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling(s) 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.

8. Prior to commencement of the development hereby permitted, details of the provision of surface water drainage installations to serve the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health, in the interest of residential amenity and in the interest of highway safety.

9. Notwithstanding the provisions of Sections 94, 98 and 106 of the Water Industry Act 1991, no development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been carried out in accordance with the scheme so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained.

10. No development shall commence until samples of the materials to be used in the construction of external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

11. Details of the provision of on-site turning for emergency vehicles and other vehicles visiting the site shall be submitted as part of the reserved matters application.

Reason: In the interests of highway safety and convenience.

12. Notwithstanding the submitted illustrative layout and prior to commencement of development, the following access details shall be submitted to and approved in writing by the Local Planning Authority:

1. Hard surfacing materials to form the single and shared access driveways and accommodation works close to the existing vehicle access.

2. Means of drainage to prevent the unregulated discharge of surface water onto the highway.

3. Maximum gradient of 1 in 15 from the highway boundary.

4. Pedestrian visibility splays of at least 2.4m by 2.4m (2m by 2m where there is turning space within the site) shall be provided on each side of the single and shared vehicular access points. These measurements are taken along and to the rear of the highway boundary within the curtilage of the site. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above carriageway level.

These facilities shall have been completed and brought into use prior to the first occupation of the dwellings and be thereafter retained.

Reason: In the interests of highway safety and residential amenity.

13.No development shall commence until details showing the slab levels of the proposed buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of neighbouring buildings of nos. 7 and 9 The Green and the highway) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed 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.

14.A street scene elevation showing the relationship of the development to the neighbouring properties shall be submitted as part of the reserved matters application.

Reason: To ensure an acceptable form of development which is in keeping with the character of the area.

15.No development shall commence until details of a scheme for minimising water consumption within the dwellings has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out and in accordance with the approved details, 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.

16.No development shall commence until details of a scheme for ensuring waste minimisation and re-use during construction, and to provide recycling facilities for residents, has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out and in accordance with the approved details, 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.

17.Notwithstanding the submitted details and prior to the commencement of development hereby permitted, details of techniques of sustainable construction to be used for the construction of the building(s) hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. 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.

18.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 and local amenity.

19.Prior to commencement of the development hereby be permitted, 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). The development shall thereafter be carried out 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.

20. Before commencement of the development hereby permitted, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the development would meet the requirements Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008. The development shall be implemented in accordance with the approved details 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, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

EN/11/01678/EXT

| Date received | Date valid | Overall Expiry | Ward |
|------------------------|------------------------|------------------------|------|
| 14 October 2011 | 14 October 2011 | 4 November 2011 | |

Applicant **Wellingborough Borough Council - Mr A Chapman**

Location **Land At 144 Tower Farm Irchester Road Wollaston, Wellingborough, Northamptonshire, .**

Proposal **Erection of 2 no.250KW vergnet wind turbines measuring 55m to hub and 71m to blade tip at maximum extent (each), plus ancillary control houses and transformer compound. Access from Hinwick Road**

Decision **ENC has no objection to proposals**

Conditions/Reasons: