

DEVELOPMENT CONTROL COMMITTEE

Date: 21 December 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Peter Baden
Roger Glithero
Glenn Harwood
Dudley Hughes
Barbara Jenney
Andy Mercer

Brian Northall
Anna Sauntson
Phillip Stearn
Jeremy Taylor
Peter Wathen

322. MINUTES

The minutes of the meeting held on 30 November 2011 were approved and signed by the chairman.

323. APOLOGIES FOR ABSENCE

Councillors Wendy Brackenbury, Marika Hillson, Bob Nightingale, Ron Pinnock and Robin Underwood sent their apologies.

324. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor Roger Glithero declared a personal and prejudicial interest in planning application EN/11/01535/FUL for Priors Hall Proposed Data Centre, Gretton Road Deene, as he had shares in Lloyds Bank and had also attended a pre-application meeting. He spoke from the public gallery and then left the room for the discussion and voting on this item.

Councillor Andy Mercer declared a personal and prejudicial interest in planning applications EN/11/01863/NCC and EN/11/01938/NCC relating to Westwood A D Plant, Bedford Road, Rushden as he is vice-chairman of the appropriate County Council sub-committee dealing with the applications. He left the room for the discussion and voting on this item.

Councillor Barbara Jenney declared a personal interest in planning applications EN/11/01863/NCC and EN/11/01938/NCC relating to Westwood A D Plant, Bedford Road, Rushden as a resident of Avenue Road, Rushden.

Councillor Pauline Bradberry declared a personal interest in planning application EN/10/01564/FUL (Garage block adjacent to 23 Barnards Way, Brigstock) as a former board member of Spire Homes, who were the applicants. Both councillors remained in the meeting and took part in the discussion and voting on the relevant applications.

(b) Informal Site Visits

Councillor Barbara Jenney declared that she had made an informal site visit to Westwood A D Plant in Bedford Road, Rushden, in connection with planning applications EN/11/01863/NCC and EN/11/01938/NCC.

325. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mrs Dorothy Maxwell on EN/10/01017/OUT Rushden Hospital, The Drive, Rushden (objector)
- (ii) Mrs Sheila Vickers on EN/10/01017/OUT Rushden Hospital, The Drive, Rushden (objector)
- (iii) Mr Ron Shields on EN/10/01017/OUT Rushden Hospital, The Drive, Rushden (applicant)
- (iv) Cllr Pam Whiting on EN/11/01564/FUL 20 High Street, Higham Ferrers (ward member)
- (v) Mrs Dorothy Maxwell on EN/10/01017564/FUL 20 High Street, Higham Ferrers (objector)
- (vi) Cllr Bert Jackson on EN/11/01564/FUL 20 High Street, Higham Ferrers (Town Council objector)
- (vii) Mr Barry Nicholls on EN/10/00818/OUT Garage Block, 23 Barnards Way, Brigstock (for applicant)
- (viii) Cllr R Glithero on EN/11/01535/FUL Priors Hall Proposed Data Centre, Gretton Road Deene (ward member)
- (ix) Mr N Taylor on EN/11/01047/FUL 57A Main Street Yarwell (applicant)
- (x) Mr David Longfoot on EN/11/01683/FUL New Manor Farm, Wansford Road, Yarwell (applicant)
- (xi) Mr Michael Brown on EN/11/01683/FUL New Manor Farm, Wansford Road, Yarwell (objector)
- (xii) Mr Barry Essig on EN/11/01871/OUT – land adjacent to The Croft, Alexandra Road, Rushden (applicant).
- (xiii) Cllr David Brackenbury on EN/11/01904/FUL – 22 School Lane Warmington (supporter).
- (xiv) Mr M. L. Clayton on EN/11/01904/FUL – 22 School Lane Warmington (Father of applicant – supporting the application).

326. PLANNING APPLICATIONS

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

(i) EN/10/01017/OUT Rushden Hospital, The Drive, Rushden (page 515)

An update report set out –

- Minor changes to paragraph 2.3 and numbering of conditions
- Rewording of condition 15 to include reference to a mini-roundabout
- Note on paragraph 7.2.2 (page 16) regarding implementation of measures in the Localism Act 2011

- Details of the bus service mentioned in paragraph 7.3.32
- Details – from the Primary Care Trust (PCT) on the capacity of the three surgeries in Rushden and a reiteration that there is capacity to absorb the patient figures expected from the development.

Members asked for the following aspects to be taken into account:-

- (a) That reference be made within condition 15 to the provision of a pedestrian refuge on the new mini-roundabout, but with the caveats referred to in paragraph 3.2.2 of the report
- (b) The Construction Management Plan requirements should specifically include, in point xii set out in paragraph 23 of the planning applications report, reference to wheel cleaning
- (c) Rushden Town Council be recognised as a party, in the s106 agreement, to administer jointly, with Northamptonshire County Council, contributions towards bus service enhancements
- (d) Reference to the footpath link from Bluebell Rise to be removed from conditions

In response to a question, the Solicitor to the Council advised that it would not be legally possible to insert a clause in a section 106 agreement regarding the possibility of negotiating a contribution towards Doctors surgery provision if PCT circumstances changed in the future.

The committee **agreed** to **grant** the application subject to the completion of a s106 agreement in respect of developer contributions and conditions, and the conditions set out in the planning applications report and update (with an amended condition 15) and adjustments to take account of the matters set out in (a) to (d) above.

(ii) EN/11/01564/FUL 20 High Street, Higham Ferrers, Rushden (page 520)

Members were advised that

- a. The name of the applicant should be Mr Patel
- b. The shop front would remain the same including the retention of the petrol filler, and any external alterations considered necessary later would be the subject of a separate planning application; and
- c. Proposed condition 2 had been removed for the reasons given in the update report
- d. An objection from the occupants of No 18 High Street had been received (details of which were submitted, together with officer comments).

A proposal for a site visit before determination was put forward, but was not seconded. It was then moved and seconded –

“That application EN/11/01564/FUL be refused on highways grounds”

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

For the motion

Councillors Anna Sauntson and Jeremy Taylor.

Against the motion

Councillors Peter Baden, Pauline Bradberry, Roger Glithero, Glenn Harwood, Dudley Hughes, Barbara Jenney, Andy Mercer, Gill Mercer, Brian Northall, Phillip Stearn and Peter Wathen.

The motion was thereupon declared **LOST**.

The committee acknowledged that it had no option but to grant permission on the basis of a change of use to retail (A1). It **agreed to approve** the application subject to the conditions in the planning applications report, as updated by the removal of condition 2.

(iii) EN/10/00818/OUT Garage Block, adjacent 23 Barnards Way, Brigstock (page 520)

Members received an update report covering –

- A second letter from the occupant of 27 Barnards Way, together with comments from Spire Homes and the council's Housing Strategy Officer, and planning officers.
- A proposed informative advising the applicant to discuss the application with Brigstock Parish Council after determination of the application about changing the tenure from rented to low cost home ownership.

The committee **agreed to approve** the application subject to the conditions in the planning applications report and to a strengthening of the informative to make it clear that the council expects the applicant to enter into discussions with the parish council regarding not only the tenure but the nature of occupation having regard to the shortage of accommodation for young people within the village and would wish to see the outcome reflected in the subsequent reserved matters application.

(iv) EN/11/01544/FUL Former Polebrook Airfield off Lutton Road, Hemington (page 522)

An update report was received covering comments from the council's Environmental Protection Officer, response from the applicant's agent, further comments from the Environmental Protection Officer and reference to the legislation governing bird 'flu.

The committee **agreed to approve** the application subject to the conditions in the planning applications report.

(v) EN/11/01535/FUL Priors Hall Proposed Data Centre, Gretton Road, Deene (page 524)

Members received an update on -

- The offer of the applicant to contribute £250,000 towards establishing a carbon sink Forest in the River Nene National Park
- Additional comments from the Highways Authority and the Environment Agency (with response from the council's Environmental Protection Officer), and English Heritage

- Three additional conditions relating to proposed finished floor levels; measures to mitigate against TV or radio interference; and permanent off-site highway improvement works.
- Amended conditions 3, 9 and 15.

It was **agreed** that the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the committee and Councillor Stearn (as the ward member has a personal and prejudicial interest) be authorised to **approve** the application subject to the satisfactory resolution of the outstanding technical issues raised by the Environment Agency, the imposition of planning conditions and the prior completion of a section 106 agreement to secure a financial contribution towards a carbon sink forest in the River Nene Regional Park.

(vii) EN/11/01047/FUL 57A Main Street, Yarwell (page 524)

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

(viii) EN/11/01683/FUL New Manor Farm, Wansford Road, Yarwell (page 526)

Members received an update covering the following:-

- a. Clarification that a full-time stockman would work on site
- b. An amended condition 3
- c. Information on the status of property owned by the applicant in Yarwell
- d. An amended plan received to widen the access to 6 metres and identification of the existing and proposed turning and parking areas and consequently an amended condition 9
- e. Comments from the Highways Authority and consequently an additional condition 10 regarding full construction details of the vehicular access and footway to be submitted.

It was **agreed** that the application be **approved** subject to the conditions in the planning applications report, as updated by amended conditions 3 and 9 and an additional condition 10.

(ix) EN/11/01818/FUL 29-30 High Street, Little Addington (page 527)

An update sheet was received covering the following:-

- An amended paragraph 2.2 of the planning applications report
- No comments from The Ramblers Association
- Comments received from Peal House, Back Lane, English Heritage and Ancient Monuments Society and receipt of further information (a 'Heritage Statement') from the applicant – which had prompted further consultations

It was **agreed** that the application be **deferred** for a site visit to be held on Tuesday 10 January 2012 at 10.30 am and to await the responses of consultees in relation to the 'Heritage Statement'.

(x) EN/11/01845/FUL 4 St Andrews Close, Titchmarsh (page 527)

Comments were submitted from Titchmarsh Parish Council, the occupants of 5, 10 and 47 St. Andrews Close, the Highways Authority on revised drawings, and the applicant's agent, together with officers' responses. It was recommended that condition 11 be changed to ensure that the bedroom window in unit 1 was obscure glazed.

It was **agreed** that the application be **approved** subject to the conditions in the planning applications report with an amended condition 11.

(xi) EN/11/01871/OUT Land adjacent to The Croft, Alexandra Road, Rushden (page 529)

An update report was received covering the following:-

- Clarification that the front page recommendation should read "Refuse"
- Further representations on behalf of the applicant, submitted by DLP Planning Ltd
- The Highways Authority sought a condition to ensure surfacing details were submitted and approved prior to commencement of development
- Representations from the occupant of 30 Hayden Road and Spenwood (with officers' responses) and two letters of support from the occupants of 11 Higham Road and 34 Hayden Road
- Comments from Environmental Services.

The following motion was moved and seconded:-

"That application EN/11/01871/OUT be granted and that the Head of Planning Services, in consultation with the Chairman and Vice Chairman and the local ward member, be authorised to agree appropriate conditions"

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

For the motion

Councillors Peter Baden, Dudley Hughes, Barbara Jenney, Andy Mercer, Gill Mercer, Brian Northall and Jeremy Taylor.

Against the motion

Councillors Pauline Bradberry, Roger Glithero, Glenn Harwood, Anna Sauntson and Phillip Stearn.

Abstention

Councillor Councillor Peter Wathen.

The motion was thereupon declared **CARRIED** and it was **agreed** to **approve** the application subject to the delegation referred to above.

(xii) EN/11/01904/FUL 22 School Lane, Warmington, Peterborough (page 529)

The committee received details of comments from the occupant of 20 School Lane.

There was strong support within the committee for the application to be approved although some members were concerned about the precedent it would set. A proposal to hold a site visit was raised but later withdrawn. The officers pointed out that the personal circumstances of the applicants and their family could, in exceptional cases, be justification in planning terms, for a departure from policy.

With this in mind, the committee **agreed** that the application be **approved**, subject to the Head of Planning Services being authorised, in consultation with the Chairman and Vice-Chairman of the committee and the local ward member, to agree appropriate conditions.

(xiii) EN/11/01863/NCC Westwood A D Plant, Bedford Road, Rushden (page 530)

It was **agreed** that NCC be advised that the council does **not object** to the variation of condition 5.

(xiv) EN/11/01938/NCC Westwood A D Plant, Bedford Road, Rushden (page 530)

Comments from the NCC case officer were submitted together with the officers' response. Members expressed concerns about the harmful effect of the proposal to vary condition 2, with particular regard to odour, and it was **agreed** that NCC be advised that the council **objects** to the proposal.

327. PROCEDURE RULE 8 - CONTINUATION OF MEETING

During the consideration of the above item, the meeting having lasted for 2 hours, it was

RESOLVED:

That the remaining business on the agenda be completed.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 21 December 2011

EN/10/01017/OUT

Date received Date valid Overall Expiry Ward
27 May 2010 **4 June 2010** **3 September 2010** **Rushden Sartoris**

Applicant **Northamptonshire Healthcare NHS Foundation Trust - Mr B Adam**

Agent **Ove Arup And Partners Ltd - Mr M Smith**

Location **Rushden Hospital, The Drive, Rushden, Northamptonshire.**

Proposal **Outline: Erection of a NHS Resource Centre, creation of up to 125 dwellings with associated open space, space for educational use by South End Infant School, removal of four trees covered by TPO, new access roads and alterations to existing internal road layout (All matters reserved)**

Decision Permit subject to a Section 106 Agreement

Conditions/Reasons:

1. Approval of the details of the access, layout, scale and appearance of the building(s), 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. All reserved matters submissions shall accord with the design principles and scale parameters contained within the Design and Access Statement (T-00-003 issue 3 (received 24 May 2011)) and also the principles shown on the illustrative layout, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that the design is of a high quality reflecting the character of the area and is in accordance with Policy 13 in the North Northamptonshire Core Spatial Strategy.
5. Notwithstanding the submitted details, a scheme for the protection of the onsite trees and hedges and a Tree Protection Plan for the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the 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
6. Notwithstanding the submitted details, an Arboricultural Method Statement for the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part 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

7. Notwithstanding the submitted details, details of the exact alignment for the footpath link at the south of the site (to Wymington Road) and the proposed method for the construction of the footpath and wire mesh fencing shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development. The details shall take account of the arboricultural constraints of the nearby trees and the development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site.

8. Notwithstanding the submitted information, a clear landscape design strategy for the relevant part of the site shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development. The details shall include, but not be limited to, a design for all open space areas, a street planting strategy and detailed planting proposals. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site

9. The landscaping (which includes boundary treatment) required under conditions 1 and 8 shall be carried out in accordance with an implementation plan for the relevant part of the development, to be submitted to and approved by the Local Planning Authority in writing prior to the commencement of the relevant part of the development. Any planting forming part of the approved landscaping scheme which dies 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: In the interest of the amenity of the area.

10. No trees that are subject to Tree Preservation Orders shall be removed before a reserved matters application for that particular area of the site, submitted pursuant to condition 1, has been formally approved by the local planning authority.

Reason: To ensure that protected trees are only removed if the final approved layout necessitates this, in the interests of visual amenity.

11. Development shall proceed in accordance with the recommendations in the Ecological Appraisal (ref N-00-003 issue 3 and received by the local planning authority 24 May 2011), unless otherwise agreed in writing by the local planning authority. An Ecological Management Plan covering the ongoing management of the newly created areas of habitat for biodiversity benefit for the relevant part of the development shall be submitted to and approved in writing by the local planning authority within 6 months of the commencement of the relevant part of the development and the site shall be managed in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ecological protection.

12. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, unless otherwise approved by the local planning authority.

Reason: To ensure breeding birds are not adversely affected.

13. Before and demolition or residential development commences a working design, method statement and timetable of works to mitigate any adverse effects to bats shall be submitted to and agreed with the local planning authority and shall thereafter be carried out as part of the development. The development shall take place in accordance with the agreed details therein.

Reason: To ensure bats are not adversely affected and to compensate for any loss of roosts.

14. Upon completion of the new resource centre the existing resource centre buildings shall be vacated in accordance with a programmed timetable that shall have been submitted to and approved in writing by the local planning authority prior to completion of the resource centre. Once vacated the existing resource centre buildings shall not be used for any purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that intensification of the site does not take place without the necessary off-site highway improvement works.

15. No residential development shall commence until a scheme for off-site highway improvement works (comprising a pedestrian crossing over Wymington Road and a mini roundabout to the High Street South / Wymington Road junction) has been submitted to and approved in writing by the local planning authority. The scheme for the off-site highway improvement works shall be informed by the findings of a Road Safety Audit, which considers vehicular and pedestrian safety. If, having

considered the Road Safety Audit in consultation with NCC, it is found to be desirable, safe, necessary, feasible and reasonable in all other respects, the scheme for off-site highway improvements shall incorporate a pedestrian refuge within the mini roundabout. The agreed scheme for the off site highway works shall be completed in accordance with the approved details, and written confirmation shall be gained from the local planning authority that the works are acceptable, prior to the occupation of the first residential dwelling.

Reason: In the interest of highway safety.

16. Notwithstanding the submitted details, prior to the commencement of any development the following access details relating to the main Wymington Road access shall be submitted to and approved in writing by the local planning authority:

- Sight lines to give visibility along the road over a distance of at least 43.0m in both directions from a point measured 2.4m back along the centre line of the proposed accesses. These dimensions to be measured from and along the nearer edge of carriageway
- Hard surface materials
- Means of drainage for the access, to prevent the unregulated discharge of surface water onto the highway from the development site
- Maximum and minimum gradients from the highway boundary
- Details of tactile paving crossing points to aid pedestrian movement.

The works shall be completed in accordance with the approved details within a timetable to be agreed in writing by the local planning authority prior to the commencement of any development. Development shall be implemented in accordance with the approved details

Reason: In the interest of highway safety.

17. All reserved matters submissions shall accord with the principles contained within the Travel Plan (R-00-002 issue 6 received 24 May 2011) and, in accordance with the provisions therein, a further detailed Travel Plan shall be submitted in conjunction with the reserved matters submissions 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.

18. Notwithstanding the submitted details and before commencement of the relevant part of the development hereby permitted, a sustainable strategy for the relevant part of the development shall be submitted to and approved in writing by the local planning authority. This will demonstrate that the development would meet requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy, and that the non-residential element would reach BREEAM very good, and the residential element would reach minimum Code for Sustainable Homes level 3 and Lifetime Homes. It will also provide details of measures for water efficiency and water recycling and renewable/low carbon energy supply targets for both the housing and the resource centre. 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, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy.

19. No demolition or residential 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.

20. Unless otherwise agreed in writing by the local planning authority, no part of the development shall not begin until a detailed scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the relevant part of the site, in accordance with the submitted FRA undertaken by ARUP (job number 207441-00 dated May 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.

21. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that no risks are posed to groundwater.

22. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan for the relevant part of the development 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 wheel washing facilities and other 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.
- xviii. No deliveries shall be made to the site before 9:15am and after 3:00pm on school days.
- Xxiv. Limits on deliveries to the site at other times on non school days.

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.

23. No works that cause noise to be audible outside the site boundary shall take place outside the hours of 08.00-18.00 on Mondays - Fridays, 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.

24. Prior to commencement of any part of the development, a scheme of lighting for the relevant part of the development shall be submitted to and approved in writing by the local planning authority. This scheme shall provide full details of all lighting to relevant roads, parking areas and footpath links and shall demonstrate the lux levels and spread of all lamps. The agreed lighting scheme shall be implemented prior to the relevant part of the development being brought into use and shall be retained and maintained thereafter.

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

25. Access to the site from The Drive shall be restricted by a road barrier, full details of which shall have been submitted to and approved in writing by the local planning authority prior to the commencement of the residential development. The details shall include elevational and streetscene drawings, details of the surface treatment leading up to the barrier and landscaping to soften the visual impact. The approved barrier scheme shall be implemented prior to the first

occupation of the dwellings hereby permitted and shall be retained in perpetuity, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

26. Prior to commencement of any part of the development, details of a comprehensive contaminated land investigation for the relevant part of the site shall be 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

27. 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 relevant part of the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the relevant part of 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.

28. 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.

29. On completion of remediation, two copies of a closure report for the relevant part of the site 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.

30. Development shall proceed in accordance with the recommendations in the Air Quality Report (N-00-006 issue 3 (received 24 May 2011) unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of local amenity.

31. A Waste Audit, covering post project completion, and an overall Site Waste Management Plan shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory and sustainable development.

32. Prior to the commencement of any part of the development a scheme and timetable for the provision of fire hydrants to the relevant part of the development 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.

33. A secure fence shall be provided around the area of land to be used for the adjacent school, in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of school security and visual amenity.

Date received Date valid Overall Expiry Ward
27 September 2011 27 September 2011 22 November 2011 Higham Ferrers Chichele

Applicant **Ellis Recycling Solutions Ltd - Mr M Patel**

Agent **Architectural Solutions - Mr P Dooley**

Location **20 High Street, Higham Ferrers, Rushden, Northamptonshire.**

Proposal **Change of use from car sales/showroom (sui generis) to retail (A1)**

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. The development hereby permitted shall be carried out strictly in accordance with the approved plan; plan received by the Local Planning Authority on 27 September 2011, drawing number: 11/P122/1.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Date received Date valid Overall Expiry Ward
27 April 2010 11 May 2010 6 July 2010 Lyveden

Applicant **Spire Homes**

Agent **Architectural And Surveying Services - Mr A Pringle**

Location **Garage Block Adjacent 23, Barnards Way, Brigstock, Kettering.**

Proposal **Single storey dwelling to provide an affordable and accessible home for people with mobility difficulties**

Decision Application Permitted

Conditions/Reasons:

1. Approval of the details of the access, siting, scale and appearance of the dwelling and garage 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. Prior to the 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 shall have been 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.

5. The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include details of the provision of screening to all boundaries of the site and dwelling. 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 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.

6. Before any work is commenced on the development hereby permitted, details showing the slab levels of the proposed dwelling 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 no.23 Barnards Way and no.25 Barnards Way) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling 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.

7. The vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the correct level at the highway boundary. Prior to the first occupation of the development hereby permitted this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.

Reason: In the interest of highway safety.

8. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the Local Planning Authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and visual amenity.

9. Notwithstanding the submitted details and before commencement of the development hereby permitted, details of the provision of a granite sett feature to identify the adopted highway/public right of way shall be submitted to and approved in writing by the Local Planning Authority. The granite sett feature shall thereafter be provided and retained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to ensure the retention of the public right of way.

10. In accordance with the details shown on drawing number PE575/SH01/PL03 (received by the Local Planning Authority on 29 November 2011), an area shall be provided on-site to allow access and turning for maintenance vehicles and other vehicles visiting the site and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience.

11. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), no gates, fences, walls or other form of barrier shall be erected at the point of access or other areas within the site.

Reason: In the interest of highway safety and in the interest of retaining the public rights of way.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E or F of Part 1 of Schedule

2 to that Order without the prior written approval of the local planning authority.

Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.

13. Details of external lighting to be provided adjacent to the footpath link shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The external lighting shall thereafter be installed in accordance with the approved details prior to the first occupation of the dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of crime prevention and the amenities of the users of the footpath.

14. 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 rear garden of the dwelling, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development.

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

15. 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 be 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.

16. Prior to the commencement of any demolition work, a method statement for the control of dust and noise during demolition of the garages 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.

17. The water efficiency, water recycling and energy efficiency measures detailed in the submitted Sustainability Statement (received by the Local Planning Authority on 29 April 2010) shall be provided, unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of development hereby permitted, details of techniques of sustainable construction and provisions for waste reduction and recycling, to be used for the dwelling hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall thereafter 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 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

18. This permission relates to the amended plans received by the Local Planning Authority on 29 November 2011, drawing numbers: PE575/SH01/PL02 and PE575/SH01/PL03.

Reason: In order to clarify the terms of the planning permission.

EN/11/01544/FUL

Date received	Date valid	Overall Expiry	Ward
23 September 2011	3 October 2011	2 January 2012	Barnwell
Applicant	Measures Farms Ltd		
Agent	Berrys - Mr P Johnson		
Location	Former Polebrook Airfield Off, Lutton Road, Hemington, Northamptonshire.		
Proposal	Erection of two free range poultry units (turkeys) to be situated either side of an approved third poultry unit that was subject to 11/01106/PNA		

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. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (or any Order revoking or re-enacting that Order with or without modification) the buildings hereby approved shall only be occupied for agricultural purposes as defined in Section 336 of the Town and Country Planning Act 1990.
Reason: In order to clarify the terms of this permission and for the avoidance of doubt.
3. Notwithstanding the submitted details, prior to the commencement of development, details and/or samples of the proposed facing and roofing materials and the external finish of the buildings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
Reason: To minimise the visual impact of the approved building in the wider landscape.
4. Prior to the commencement of development, a scheme for the provision and implementation of (i) pollution control and (ii) foul water drainage shall be submitted to and approved in writing by the local planning authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such times that may be specified in the approved scheme.
Reason: To prevent the pollution of controlled waters, in accordance with Planning Policy Statement 23.
5. Notwithstanding the submitted details, prior to the commencement of development, details of biodiversity enhancement measures 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, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of biodiversity.
6. Full details of any mechanical plant or equipment to be used, including manufacturer's specifications, shall be submitted to and agreed in writing by the local planning authority, prior to their implementation. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of residential amenity.
7. The development hereby permitted shall be carried out strictly in accordance with the approved plans and details received by the Local Planning Authority on 23 September 2011 and 3 October 2011, drawing numbers: 1 Location Plan, 2 Site Location Plan Revision A, 3 Existing Block Plan, 4 Block Plan as existing with Location of poultry house approved via EN/11/01106/PNA, 5 Proposed block plan, 6 Parking/turning area, 7 Location of existing structural landscaping, 223/02 Rev C Proposed poultry unit and Transport Statement received by the local planning authority on 3 October 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/11/01535/FUL

Date received Date valid Overall Expiry Ward
21 September 2011 28 September 2011 28 December 2011 Kings Forest

Applicant **Lloyds TSB Bank Plc**

Agent **C B Richard Ellis Limited - Mr D Marwick**

Location **Priors Hall Proposed Data Centre, Gretton Road, Deene, Northamptonshire.**

Proposal **Erection of a Data Centre including associated ancillary buildings, access, landscaping and other infrastructure**

Decision Delegated authority be given to the Chair and Vice Chair of the Development Control Committee and Councillor Stern together with Head of Planning Services. The former to be involved in S106 discussions.

EN/11/01047/FUL

Date received Date valid Overall Expiry Ward
6 July 2011 12 August 2011 7 October 2011 Prebendal

Applicant **Mr N Taylor**

Location **57A Main Street, Yarwell, Northamptonshire, PE8 6PR.**

Proposal **New dwelling (Resubmission of 08/01296/FUL, new house type)**

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. Notwithstanding the submitted details and before any work is commenced on the development hereby permitted, details and a sample of the proposed facing and roofing materials for the building shall have been submitted to and approved by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development and in the interest of preserving the setting.
3. Prior to the commencement of the development hereby permitted, details of the provision of boundary screening to the site shall be submitted to and approved in writing by the local planning authority, and this boundary screening shall then be provided in accordance with the details so approved before the development is brought into use and shall thereafter be retained.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
4. Prior to the commencement of development hereby permitted, details of the proposed slab levels for the building(s) in relation to the existing and proposed levels of the site and the surrounding land 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.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.

5. Before any work is commenced on the development the subject of this permission details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved by the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard public health and to prevent the potential for flooding on the site and elsewhere.
6. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the local planning authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development.
Reason: In the interest of Highway Safety
7. 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), there shall be no development within class A, B, C, and E of Part 1 of Schedule 2 to that order.
Reason: In the interests of neighbouring amenity and preserving the rural setting.
8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
9. 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.
10. Notwithstanding the submitted information, details of sustainable construction techniques, provision for waste reduction and recycling, and water efficiency and recycling measures detailed in the submitted Sustainability Appraisal and Energy Statement (received by the local planning authority on 21 April 2011), shall be implemented, 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.
11. The rooflights hereby approved in the shall be provided at a minimum cill 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.
12. The development hereby permitted shall be carried out strictly in accordance with the approved plans OS plan, 57.D.1 Issues 3, 57.D.3 Issue 3, 57.D.4 Issue 3, 57.D.2 Issue 3, 8, 9, 57.I.1 Issue 3, 57.I.2 Issue 3, received by the Local Planning Authority on 17/08/11, 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.

Date received Date valid Overall Expiry Ward
18 October 2011 18 October 2011 13 December 2011 Prebendal

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

Agent **Louise Theobald - Acorus Rural Property Services**

Location **New Manor Farm, Wansford Road, Yarwell, Northamptonshire.**

Proposal **Proposed agricultural building and change of use of land for the stationing of a mobile home to supervise the agricultural business run from New Manor Farm, Yarwell.**

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. This permission shall be limited to a period of time expiring on 22 December 2014 and at the expiration of that period the mobile home hereby permitted shall be removed and the site restored to its former condition.
Reason: In order to meet the requirements of PPS7, to enable the impact of the development to be re-assessed at the expiry of this period and given the special circumstances of the site and permitted development.
3. The mobile home hereby approved shall not be brought on site until the calf-rearing building hereby approved is firstly constructed and be brought into use, and the occupation of the mobile home and calf-rearing building by calves shall occur concurrently, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to meet the requirements of PPS7 and given the special circumstances of the site and permitted development.
4. The mobile home hereby permitted shall be occupied by a person(s) solely or mainly working at New Manor Farm, in association with the agricultural operations, and for no other purpose.
Reason: To ensure that the mobile home remains available for occupation by an agricultural worker(s) and to allow the Local Planning Authority to retain adequate control over the occupancy of the mobile home, given the special circumstances of the site.
5. In accordance with the submitted details, the agricultural building hereby approved shall only be used for the accommodation of livestock, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to meet the requirements of PPS7 and given the special circumstances of the site and permitted development.
6. Before the mobile home hereby approved is brought on site, full details of the mobile home, including it's exact scale and design, 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 visual amenity and the character and appearance of the rural area.
7. The agricultural building hereby approved shall be constructed in accordance with the external materials stated in the submitted Design and Access Statement and drawing number: 100-02 (received by the Local Planning Authority on 18 October 2011), unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory elevational appearance for the development and to ensure the development would not detract from the character and appearance of the rural area.

8. 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 by the applicant 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.

9. The development hereby permitted shall be carried out strictly in accordance with the approved plans; plan received by the Local Planning Authority on 18 October 2011, drawing number: 100-02; and amended plan received by the Local Planning Authority on 14 December 2011, drawing number: 100-01 Revision C.

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

10. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, full construction details of the vehicular access and footway on either side of the access, including details of hard surface materials, visibility splays and the provision of a maximum gradient of 1 in 15 from the highway boundary, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall illustrate a vehicle access and footway which is to the Local Highway Authority's adoptable standard. The vehicular access and footway shall thereafter be constructed in accordance with the details so approved prior to the first occupation of the agricultural building and mobile home hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

EN/11/01818/FUL

Date received	Date valid	Overall Expiry	Ward
4 November 2011	14 November 2011	9 January 2012	Woodford

Applicant **Danegrove Development Ltd - Mr D O'Connell**

Location **29 - 30 High Street, Little Addington, Northamptonshire, NN14 4BD.**

Proposal **Demolition of existing dwellings and erection of two four bed semi detached dwellings along with a new double garage provided for number 30**

Decision **Application deferred for later consideration pending reponses of consultees in relation to the "Heritage Statement" and for a site visit to be held on 10.01.2012 at 10.30am.**

EN/11/01845/FUL

Date received	Date valid	Overall Expiry	Ward
10 November 2011	16 November 2011	11 January 2012	Barnwell

Applicant **The Society Of Merchant Venturerers**

Agent **Carter Jonas LLP - Miss A Hallam**

Location **4 St Andrews Close, Titchmarsh, Kettering, Northamptonshire.**

Proposal **Demolition of existing dwelling and garages and erection of two No.2 bed dwellings (Re-submission of 11/00498/FUL)**

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. Notwithstanding the submitted details, details and samples of all the external roofing and facing materials to be used on the works hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works will be carried out in accordance with the approved details.
Reason: To ensure the protection of the integrity of the Listed Building.
3. Prior to the commencement of development, a scheme to prevent the unregulated discharge of surface water from the access hereby approved to the public highway shall have been submitted to and approved in writing by the local planning authority. These measures shall be implemented before the development hereby permitted is brought into use.
Reason: In the interest of highway safety.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order amending that order with or without modification), no extensions or other alterations under Classes A to F shall be undertaken without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenity of the area.
5. Notwithstanding the submitted details, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation of the building hereby permitted and retained thereafter.
Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.
6. The parking area hereby approved shall be provided, prior to the occupation of the dwellings hereby approved, and shall be permanently retained for the parking of vehicles of residents/occupiers of the approved dwelling and shall not be used for any other purpose. The parking areas shall thereafter be retained in perpetuity.
Reason: In the interests of highway safety.
7. Notwithstanding conditions 2, 3 and 6 the development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 10 November 2011, 16 November 2011 and 1 December 2011, drawing numbers: 1629 02B Existing plans and elevations, Site location plan at a scale of 1:1250, 001 P1 Existing block plan, 101 P6 Proposed block plan, 110 P2 Unit 1 proposed plans, 120 P2 Unit 2 proposed plans, 300 P1 Proposed street elevation, 310 P1 Unit 1 proposed elevations and 320 P1 Unit 2 proposed elevations, 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.
8. Prior to the first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.4 metres by 2.4 metres shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. Any features within or affecting the resultant triangular areas shall not exceed 0.6 metres above access/footway level.
Reason: In the interests of highway safety.
9. Prior to the first use or occupation of the development hereby permitted the means of vehicular access hereby permitted shall be paved with a hard bound surface for a minimum of 5 metres from the highway boundary and retained as such.
Reason: In the interests of highway safety.
10. No gates, barrier or means of enclosure shall be erected within 5.5 metres of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.
Reason: In the interests of highway safety.

11. Before the development hereby permitted is brought into use, the first floor bedroom window located in the south west elevation of the building, labelled as 'Unit 1' shall be provided with obscure glazing in such a manner as would eliminate any overlooking of the adjacent premises.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the south west elevations of units 1 and 2 or the south east elevation of unit 1 without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

EN/11/01871/OUT

Date received	Date valid	Overall Expiry	Ward
15 November 2011	23 November 2011	18 January 2012	Rushden Hayden

Applicant **Mr Barry Essig**

Agent **Mrs Anna Jardine - Blueprint Architectural Design**

Location **Land Adjacent To The Croft, Alexandra Road, Rushden, Northamptonshire.**

Proposal **Outline: Residential development of four houses (all matters reserved except access) Resubmission 11/01061/OUT**

Decision **Permit – Conditions delegated to Officers and be agreed by Chair, Vice Chair and Ward Member.**

EN/11/01904/FUL

Date received	Date valid	Overall Expiry	Ward
18 November 2011	18 November 2011	13 January 2012	Lower Nene

Applicant **Mr And Mrs Simon Bowering**

Agent **Andrew Freer Design Consultant - Mr Andrew Freer**

Location **22 School Lane, Warmington, Peterborough, Northamptonshire.**

Proposal **Two storey extension to front of house**

Decision **Permit with conditions to be agreed with the Chairman, Vice Chairman and local Ward Member.**

EN/11/01863/NCC

Date received Date valid Overall Expiry Ward
11 November 2011 11 November 2011 2 December 2011 Higham Ferrers Lancaster

Applicant **Biogen (UK) Ltd**

Agent **Northamptonshire County Council**

Location **Westwood A D Plant, Bedford Road, Rushden, Northamptonshire.**

Proposal **Variation of condition 5 of planning permission 08/00002/WAS to allow public and bank holiday working**

Decision No Objection (Consultation Response)

EN/11/01938/NCC

Date received Date valid Overall Expiry Ward
24 November 2011 24 November 2011 15 December 2011 Higham Ferrers Lancaster

Applicant **Northamptonshire County Council**

Location **Westwood A D Plant, Bedford Road, Rushden, Northamptonshire.**

Proposal **Variation of condition 2 of application 08/00002/WAS to allow digestate to be applied to local farmland up to five miles distant from from the plant rather than limited to the site's host agricultural unit**

Decision OBJECTION