

DEVELOPMENT CONTROL COMMITTEE

Date: 23 May 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry JP (Chairman)

Peter Baden
Wendy Brackenbury
Roger Glithero JP
Glenn Harwood MBE
Andy Mercer

Bob Nightingale
Brian Northall
Ron Pinnock
Phillip Stearn
Robin Underwood

17. MINUTES

The minutes of the meeting held on 2 May 2012 were approved and signed by the chairman.

18. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided members with an update on the conditions that had been agreed for West End, Land North Of Brick Kiln Road, Raunds (11/01747/OUT and 11/01748/OUT) following the granting of the application at the meeting held on 11 April 2012. It was

RESOLVED:

That the contents of the report be noted.

19. APOLOGIES FOR ABSENCE

Councillors Gill Mercer, Dudley Hughes, Barbara Jenney, Anna Sauntson, Jeremy Taylor, Marika Hillson and Peter Wathen sent their apologies.

20. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor Pauline Bradberry and Councillor Roger Glithero declared a personal interest in applications EN/10/0900/OUT and EN/12/00347/REM as they knew speakers on both items.

Councillor Wendy Brackenbury declared a personal interest in application EN/12/00344/FUL as she knew Mr Richard Horrell.

Councillors Andy Mercer and Ron Pinnock declared a personal interest in application EN/12/00414/VAR as vice chairman and members respectively of Northamptonshire County Council's Development Control Committee.

(b) Informal Site Visits

No site visits were declared.

21. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mrs Hemmingway - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Objector)
- (ii) Mrs Fiona Cowan - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Objector for Collyweston PC)
- (iii) Mr Alex Pringle - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Agent for Applicant)
- (iv) Mr David Shaw - EN/12/00152/FUL - 30 Woodnewton Road, Nassington, PE8 6QQ - (Agent for Applicant)
- (v) Mr Neil Brailsford - EN/12/00303/FUL - 49 East Street, Stanwick, NN9 6PX (Objector)
- (vi) Mr Simon Munday - EN/12/00347/REM - Land, Rear of 31 Grange Road, Stanwick (Objector)
- (vii) Mr Andrew Connor - EN/12/00347/REM - Land, Rear of 31 Grange Road, Stanwick (Applicant)
- (viii) Mr Keith Graham - EN/12/00458/FUL - 123 Main Street, Aldwinckle (Applicant)

22. 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/10/0900/OUT - Garage Block, Westonville, Collyweston, PE9 3PT (page 21)

Members considered an outline application which sought permission for the demolition of existing garages on the site and the erection of two dwellings with associated parking.

The application had been before the committee at the previous Development Control meeting on 2 May 2012 and had been deferred to allow for a site visit by Members. The site visit had taken place on 16 May 2012.

An update was provided to members which provided an extract relating to communal access from the transfer deed made on 13 November 1995, when ENC transferred 19 Westonville to Rockingham Forest Housing Association. The deed clearly provided a right of pedestrian access to the rear of 19 Westonville. There was no mention, either in the deeds or Land Registry documents, of a vehicular right of access

Members acknowledged the views of Collyweston residents and discussed at length the access issues surrounding the proposed development. Members noted that the existing rear access for property no's 11-17 was only wide enough (approximately 1.3 metres) for pedestrian or cycle access and the proposal would not interfere with the existing access to no.19.

The committee **agreed to grant** the application as recommended in the report, subject to the addition of informatives indicating that the committee would like to see the reserved matters scheme designed to allow an access strip of 1.3m wide.

(ii) EN/12/00152/FUL - 30 Woodnewton Road, Nassington, PE8 6QQ (page 23)

The committee was presented with an application which sought permission for the erection of 9 residential dwellings with associated garages, parking and access. The proposal comprised one 5-bed dwelling, two 4-bed dwellings, one 3-bed dwelling and 5 2-bed dwellings.

Members were provided with an update detailing comments from Northamptonshire Fire and Rescue, the ward member regarding the discharge of the tree related conditions and clarification from NCC regarding capacity of Nassington Primary School. The update also stated that the Parish Council had been in contact with NCC regarding road patching works undertaken on Woodnewton Road. An additional condition was recommended to make the retention/provision of a wildlife corridor more explicit.

Members were of the opinion that the current submission was a significant improvement on previous applications, and that the proposal was more in keeping with the requirements of Nassington. The committee stressed the importance for the ward member to be involved in the discussion regarding trees on the site and also the agreement of the boundary treatment. An amendment to condition 19 was suggested to ensure that the former access point was fully kerbed, this negotiation would be undertaken in conjunction with the committee chairman and the ward member.

The committee **agreed to grant** the application as recommended in the report, subject to the additional condition listed in the update report and the amended condition listed above.

(iii) EN/12/00303/FUL - 49 East Street, Stanwick, NN9 6PX (page 23)

Members considered an application which sought permission for the refurbishment, improvement and alteration to existing detached outbuildings on the site. The application also sought to change the use of the building from ancillary/accommodation to a separate 1-bed dwelling.

The committee **agreed to defer** the application to allow for (1) further consultation with NCC Highways and in particular to seek written confirmation of the situation with regard to serving 5 dwellings off a private drive; (2) further analysis by the officer on whether this could be considered as overdevelopment of the original plot; and (3) consideration of whether it would be possible to impose conditions on this and any other reserved matters or full applications that come forward for other plots within the site to ensure that the driveway becomes hard-surfaced (not gravel).

(iv) EN/12/00344/FUL - Dodson and Horrell, Islip Furnace Site, Kettering Road, Islip, NN14 3JW (page 24)

The committee was presented with an application which sought permission for an additional building to increase the warehousing capacity of the site. The proposed building would cover an area of approximately 2483sqm.

Members noted that the site faced the A14 and there were no neighbouring properties in the vicinity. No comment had been received from the Parish Council and members stated that it was encouraging to see a local employer requiring an increase in working capacity due to an upturn of business.

The committee **agreed to grant** the application as recommended in the officer report.

(v) EN/12/00347/REM - Land Rear of 31 Grange Road, Stanwick (page 26)

Members considered an application which sought approval of reserved matters relating to layout, scale, appearance and landscaping of a single bungalow/chalet bungalow dwelling with associated double garage.

Members considered that every effort had been made by the applicant to reduce the impact of the development on surrounding properties, and the sustainable nature of the proposed development was noted.

The committee **agreed to grant** the application as recommended in the report, subject to no insurmountable objections from Wildlife Trust and the imposition of an additional condition removing permitted development rights, as per the update sheet.

(vi) EN/12/00414/VAR - Leigh House, Portland Road, Rushden, NN10 0DJ (page 26)

Members considered a variation to an original application (EN/11/01213/FUL) which sought the removal of Condition 11, the installation of electronically operated security gates along the access road to the site.

After much deliberation, members considered that an appropriate compromise would be the installation of a manually operated gate which would remove the burden of maintenance from the developer. Members also considered appropriate the hit and miss fencing suggested for the site.

The committee **approved** the **removal** of condition 11, subject to the addition of a new condition that manually operated gates be installed instead. The wording of the additional condition was delegated to the Head of Planning Services.

(vii) EN/12/0458/FUL - 123 Main Street, Aldwincle, NN14 3EP (page 27)

Members considered an application which sought permission to construct a two storey detached dwelling on land within the curtilage of 123 Main Street, Aldwincle.

The application had arrived before the committee as a result of objections by Aldwincle Parish Council, and members took these into consideration during their deliberations.

The committee **agreed to grant** the application as recommended in the officer report.

(viii) **EN/12/00565/EXT - Thornhaugh Quarry, Near Wansford, Peterborough (page 28)**

Members were asked to consider and provide comment on the proposed extension to the restoration period for the Thornhaugh Quarry near Wansford, Peterborough.

The committee agreed with the officer recommendation and had **no objections** to the proposal.

23. CONFIRMATION OF COMMITTEE DATE AND SITE VISIT DATE FOR SCOTT'S/CATTLE MARKET SITES, THRAPSTON

Members confirmed a date of **Wednesday 4 July 2012** from **6.30pm-9.30pm** for the Development Control Committee meeting that would decide the outcome of the supermarket applications at the Scott's and Cattle Market sites in Thrapston. It was noted that if the meeting failed to conclude on the Wednesday then a second session would take place in the Council Chamber **5 July 2012** from **2pm-5pm**.

A date and time of **Tuesday 26 June 2012** at **8.30am** was set for the site visits to the aforementioned sites.

Chairman

List of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 23 May 2012

10/00900/OUT

Date received	Date valid	Overall Expiry	Ward
12 May 2010	25 May 2010	24 August 2010	

Applicant **Spire Homes**

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

Location **Garage Block, Westonville, Collyweston, Northamptonshire.**

Proposal **Demolition of existing garages and the erection of two dwellings and associated parking**

Decision Application Permitted

Conditions/Reasons:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 19 Westonville 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.

6. 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.
7. 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.
8. Prior to first occupation of the development hereby permitted, pedestrian visibility splays of at least 2m x 2m shall be provided on each side of the vehicular access. These measurements shall be taken from the highway boundary. Any features within or affecting the resultant triangular areas shall not exceed 0.9m above access/carrage-way level.
Reason: In the interests of highways safety.
9. 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.
10. 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.
11. 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.
12. 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.
13. The water efficiency, water recycling and energy efficiency measures detailed in the submitted Sustainability Statement (received by the Local Planning Authority on 25 January 2012) 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 Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

14. This permission relates to the amended plans received by the Local Planning Authority on 25 January 2012, drawing numbers: PE990/PL01 and PE990/OS01

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

15. Approval of the details of the access, siting, scale and appearance of the dwelling 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.

12/00152/FUL

Date received	Date valid	Overall Expiry	Ward
26 January 2012	1 February 2012	28 March 2012	

Applicant **Exors Of Mrs E J Teall - Mr J Major**

Agent **Mr David Shaw**

Location **30 Woodnewton Road, Nassington, Peterborough, Northamptonshire.**

Proposal **Development of 9 no. residential dwellings with garages, parking and access**

Decision Resolved to grant subject to a S106 agreement and other matters listed on the update sheet

12/00303/FUL

Date received	Date valid	Overall Expiry	Ward
20 February 2012	24 February 2012	20 April 2012	

Applicant **Mr C Watkins**

Location **49 East Street, Stanwick, Northamptonshire, NN9 6PX.**

Proposal **Refurbishment, improvements and alterations to existing detached outbuildings, plus change of use from ancillary use / accommodation to a separate two storey one bedroom private dwellinghouse.**

Decision Deferred to allow (1) further consultation with NCC Highways and in particular to seek written confirmation of the situation with regard to serving 5 dwellings off a private drive; (2) further analysis by the officer on whether this could be considered as overdevelopment of the original plot; and (3) consider whether it would be possible to impose conditions on this and any other reserved matters or full applications that come forward for other plots within the site to ensure that the driveway becomes hard-surfaced (not gravel).

Date received	Date valid	Overall Expiry	Ward
28 February 2012	1 March 2012	31 May 2012	

Applicant **Concept Grain Systems Limited - Mr J Greene**

Location **Dodson And Horrell, Islip Furnace Site, Kettering Road, Islip.**

Proposal **To increase the warehousing capacity of site**

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 the subject of this planning permission shall be carried out using external materials matching those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory elevational appearance for the development.
3. The development the subject of this planning permission shall be finished in Goosewing grey colouration unless otherwise approved in writing by the local planning authority.
Reason: To achieve a satisfactory elevational appearance for the development.
4. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
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.
5. The means of illumination shall be screened, so that the light source (the lamp) is not visible (or visible by reflection) to drivers on the highway or A14 Trunk road users.
Reason: In the interests of highway safety.
6. Any means of illumination shall not be of a flashing, pulsating or intermittent kind.
Reason: In the interests of highway safety.
7. Any proposed lighting shall not cause glare to trunk road users.
Reason: In the interests of highway safety.
8. 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) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study

and a non-technical summary shall be submitted to the LPA without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterize 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.

9. 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.

10. 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.

11. 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.

12. 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.

Reason: To ensure all contamination within the site is dealt with.

13. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 28 February 2012 and 2 March 2012, drawing numbers: 2311-03 Rev.1 Location plan, 2311_06 Rev.0 Existing layout, 2311-07 Rev.0 Sheet ½ Building detail and 2311-07 Rev.0 Sheet 2/2 Building detail, 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.

12/00347/REM

Date received	Date valid	Overall Expiry	Ward
28 February 2012	29 February 2012	25 April 2012	

Applicant **Mr A Connor**

Agent **Wythe Holland Partnerships LLP**

Location **Land Rear Of, 31 Grange Road, Stanwick, Northamptonshire.**

Proposal **Reserved matters: Erection of single dwelling (bungalow / chalet bungalow) including access details (some matters reserved) pursuant to application EN/10/02208/OUT dated 26.4.11**

Decision Approved subject to no insurmountable objections from Wildlife Trust and the imposition of the additional condition removing permitted development rights.

12/00414/VAR

Date received	Date valid	Overall Expiry	Ward
6 March 2012	7 March 2012	2 May 2012	

Applicant **AJA Property Ltd - Mr A Griffiths**

Location **Leigh House, Portland Road, Rushden, Northamptonshire.**

Proposal **Removal of condition 11(electronic gates) EN/11/01213/FUL dated 19.1.12
Demolition of existing commercial premises and construction of 5 No 2 bed
2 storey houses.**

Decision **Application Permitted**

Conditions/Reasons:

1. This permission shall have the effect of deleting condition number 11 of full planning permission reference EN/11/01213/FUL dated 19.1.12, which shall be read in conjunction with this planning permission.
2. Notwithstanding the information submitted as part of this application and the associated application under ref: EN/11/01213/FUL, a manually operated gate shall be installed along the access road into the site in a manner which would discourage public access into the site. Details of the positioning, height and design of the gate shall have been submitted to and approved in writing to the local planning authority, prior to the commencement of development. The gates shall then be installed in accordance with the approved details before the first occupation of any of the 5 dwellings (approved under EN/11/01213/FUL). The gates shall be maintained in a serviceable manner and retained in perpetuity, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of discouraging crime and disorder.

Date received	Date valid	Overall Expiry	Ward
12 March 2012	20 March 2012	15 May 2012	

Applicant **Mr K Graham**

Location **123 Main Street, Aldwinckle, Kettering, Northamptonshire.**

Proposal **Construction of a single two storey residential house**

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 prior to the commencement of development, full details/samples of all external materials to be used for the development hereby permitted shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
3. The garage and parking area hereby approved shall be provided and permanently retained for the parking of vehicles of residents/occupiers of the approved dwelling, prior to occupation, shall not be used for any other purpose and retained in perpetuity.
Reason: In the interests of highway safety.
4. Before any work is commenced on the development the subject of this permission, details of the ground floor levels of the proposed building in relation to surrounding properties shall have been submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the amenity of adjacent properties.
5. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Paragraph 141 of the National Planning Policy Framework.
6. The development hereby permitted shall be carried out in accordance with the recommendations of the Conservation Constructions Ltd report received by the local planning authority on 12 March 2012.
Reason: In the interests of biodiversity.
7. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. The scheme shall include a tree protection plan to show how the existing hedges on site will be protected during the construction works. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
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.

8. 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.

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

1) Hard surfacing materials to form the vehicle access and private drive for the first 5 metres having a flexible construction within the footway.

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

3) Maximum gradient (1 in 15) from the highway boundary.

4) Pedestrian splays of at least 2.4 metres by 2.4 metres (2 metres by 2 metres where there is turning space within the site) shall be provided on each side of the vehicular access. 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 0.6 metres above carriageway level.

5) Sufficient parking and turning space shall be provided with the development site for all vehicles attracted thereto and details shall be submitted to and approved in writing by the local planning authority.

The subsequent submitted details shall illustrate a vehicle access which is to the local highway authority's adoptable standard. The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the local planning authority prior to the commencement of development. Development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter.

Reason: In the interests of highway safety.

10. Notwithstanding the details required by the above conditions, the development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 12 March 2012 and 20 March 2012, drawing numbers: 1 Plans and elevations, 2 Site plan at a scale of 1:12500 and 3 Proposed rear elevation, 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.

12/00565/EXT

Date received	Date valid	Overall Expiry	Ward
2 April 2012	2 April 2012	23 April 2012	

Applicant **Peterborough City Council**

Location **Thornhaugh Quarry, Near Wansford, Peterborough.**

Proposal **Continued operation and restoration (by landfill) until 31 December 2029**

Decision **Query/Consultation Answered – No objection**

POLICY & RESOURCES COMMITTEE

Date: 11 June 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

Richard Lewis	(Chairman)
Glenvil Greenwood-Smith	(Vice-Chairman)
Stephen North	(Leader of the Council)
Glenn Harwood MBE	(Deputy Leader of the Council)

David Brackenbury	Sue Homer
Wendy Brackenbury	Dudley Hughes
John Farrar	Andy Mercer
Roger Glithero JP	Jeremy Taylor
Marika Hillson	

24. MINUTES

The minutes of the meeting held on 9 May 2012 were approved and signed by the chairman.

25. APOLOGIES FOR ABSENCE

Councillors Richard Gell and Rupert Reichhold submitted their apologies.

26. DECLARATIONS OF INTEREST

The following members declared interests in the items as shown. Where prejudicial interests were declared, the named members left the room for the consideration and voting on the items.

Person	Agenda Item	Reason for Declaration	Prejudicial
Councillor Sue Homer	9 – Establishing a Northamptonshire Police and Crime Panel	Member of Northamptonshire County Council	No
Councillor Dudley Hughes	9 – Establishing a Northamptonshire Police and Crime Panel	Member of Northamptonshire County Council	No
Councillor Andy Mercer	9 – Establishing a Northamptonshire Police and Crime Panel	Member of Northamptonshire County Council	No
Councillor John Farrar	10 – Review of the Pest Control and Dog Warden Services	Chairman of a Housing Association	Yes

Councillor John Farrar	11 – Release of Personal Covenant – 2 Westfield Avenue, Rushden	Chairman of a Housing Association	Yes
Councillor Glenvil Greenwood- Smith	11 – Release of Personal Covenant – 2 Westfield Avenue, Rushden	Neighbour of the independent valuer who provided advice for the report	No
Councillor Richard Lewis	12 – Compulsory Purchase Order - Request	Friend of the owner of the property	Yes

27. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions.

28. AUDIT PLAN – EAST NORTHAMPTONSHIRE COUNCIL 2011/12

Members considered a report from the District Auditor setting out the work that the Audit Commission proposed to undertake for the audit of financial statements and the value for money conclusion 2011-12.

Neil Bellamy and Yola Green from the Audit Commission were in attendance and presented the report.

The Audit Plan was based on the Audit Commission's risk-based approach to audit planning and reflected the audit work specified by the Audit Commission for 2011-12, current national risks relevant to the authority's local circumstances, as well as local risks specific to East Northamptonshire Council.

RESOLVED:

That the Audit Plan 2011/12 for East Northamptonshire Council be received.

(Reason – For members to note the proposed approach for the audit of financial statements)

29. EAST NORTHAMPTONSHIRE COMMUNITY SAFETY PARTNERSHIP PLAN 2012 TO 2015

The committee considered a report which sought adoption of the East Northamptonshire Community Safety Partnership Plan 2012 to 2015.

The Community Safety Partnership (CSP) is required by the Crime and Disorder Act 1998 to formulate and implement a Community Safety Plan which is informed by an annual strategic assessment and the views of local people. The strategic assessment for 2012 identified four priority areas for the CSP to focus on:

- Anti-social behaviour
- Acquisitive crime
- Violence (including domestic violence)

- Drugs and alcohol

In recent years, the CSP has concentrated on serious acquisitive crime, but the new plan proposed to widen the scope to cover all acquisitive crime in view of the increased activity with metal theft across the district. The CSP will continue to support activity to tackle domestic abuse, which is linked to the violent crime priority, whilst drugs and alcohol is a new priority for 2012, with particular emphasis on alcohol related crime.

The committee debated the implications for the future of the plan in light of the election of a Police and Crime Commissioner for Northamptonshire in November 2012. It was recognised that existing legislation required the district to agree a plan for the next twelve months, which the committee subsequently endorsed.

RESOLVED:

That the East Northamptonshire Community Safety Partnership Plan be adopted.

(Reason – To ensure that as a responsible authority in the statutory CSP (as defined by the Act) the council formally endorses and supports the plan for 2012 to 2015.)

30. PRIVATE SECTOR HOUSING GRANTS POLICY

The committee considered a report which sought approval for the draft Private Sector Housing Grants Policy to be subject to formal consultation.

East Northamptonshire's current Housing Grants Policy forms part of the Private Sector Housing Renewal Strategy, which was produced following the introduction of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 that gave local authorities more flexibility in determining what housing grants could be offered in their area. In March 2012, members on the Disabled Facilities Grant Case Review Panel agreed to the repayment of monies being subject to the set provisions in the legislation (a minimum of £6,000 and a maximum of £10,000) regardless of the length of time for which the grant was issued. In order for the grant condition to be added to future grants, the Housing Grants Policy would need to be updated before the conditions could apply.

The draft grants policy will no longer be part of the Welland Strategy published in 2003 and therefore requires formal consultation prior to receiving approval. It was proposed that consultation would be with all residents in the district using the council's website and the Nene Valley News, as well as directly forwarding the policy to the following groups:

- Care and Repair;
- Northampton County Council – Occupational Therapists
- Age UK Northamptonshire
- SERVE
- Northamptonshire Centre for Independent Living
- Northamptonshire Rights and Equality Council

The committee noted that, following the completion of the consultation, feedback would be considered and the final version of the policy will be submitted to members for approval.

RESOLVED:

That the draft Private Sector Housing Grants Policy be approved for formal consultation.

(Reason – To ensure that all groups and organisations affected by the proposed changes have the opportunity to influence the policy prior to its approval)

31. MEMBER NOMINATIONS TO WORKING PARTIES

The committee received nominations for various working parties that come under the auspices of the Policy and Resources Committee, which had not been appointed to at the Council's annual meeting on 16 May 2012.

It was noted that appointments had been made to the District Regeneration, Leisure Contracts and Waste and Recycling Working Parties at the annual meeting of the Council. Appointments were therefore required to be made to the Housing Policy Working Party, Nene Centre Roof Legal Case Working Party and the Nene Centre Roof Procurement of Design and Build Contractor Working Party.

RESOLVED:

- (1) That Councillors John Farrar, Glenvil Greenwood-Smith and Rupert Reichhold be appointed to the Housing Policy Working Party.
- (2) That authority to appoint Members to the Nene Centre Roof Legal Case Working Party and the Nene Centre Roof Procurement of Design and Build Contractor Working Party be delegated to the Leader of the Council.

(Reason: To expedite business which has been reserved to the working parties)

32. ESTABLISHING A NORTHAMPTONSHIRE POLICE AND CRIME PANEL

A report was submitted seeking the endorsement of the proposed arrangements for the Northamptonshire Police and Crime Panel, as required by the Police Reform and Social Responsibility Act 2011.

The Act introduced new provisions for national policing, strategic police decision-making, neighbourhood policing and police accountability. Local authorities within a police force area are statutorily required to establish a Police and Crime Panel to be responsible for scrutinising the Police and Crime Commissioners that are to be elected for each force area in November 2012.

Councillor Brian Northall was appointed as the council's representative on the Northamptonshire Police and Crime Panel at the annual meeting and Councillor Gill Mercer was appointed as a substitute member for East Northamptonshire.

In endorsing the proposed arrangements for the Northamptonshire Police and Crime Panel, the committee requested clarification in respect of the arrangements for ethical standards for councillors appointed to the panel and the separate arrangements that would apply to co-opted lay members of the panel.

RESOLVED:

That the proposed arrangements for the Northamptonshire Police and Crime Panel be endorsed, subject to clarification being provided on the ethical standards arrangements for panel members.

(Reason: To accord with the direction of the Secretary of State to have agreed arrangements for police and crime panels by 1 July 2012.)

33. EXCLUSION OF THE PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 1 and 3 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

34. REVIEW OF THE PEST CONTROL AND DOG WARDEN SERVICE

The committee considered a report setting out a number of options for the future delivery of a pest control and dog warden service provided by the Council.

Four options were presented to the committee which set out various ways in which the service could be delivered in the future, along with the associated risks and financial implications for each course of action.

RESOLVED:

- (1) That the Equalities Impact Assessment be approved.

(To have regard to the equalities implications of the options for the service.)

- (2) That there be no change to the existing arrangements in respect of the pest control and dog warden service.

(To meet public expectations in respect of the delivery of front line services.)

- (3) That surrounding local authorities be approached to investigate the feasibility of a shared service in respect of pest control.

(To establish if the service can be delivered more efficiently in partnership with other local authorities.)

35. RELEASE OF PERSONAL COVENANT – 2 WESTFIELD AVENUE, RUSHDEN

The Committee considered a report which sought approval for the release of a personal covenant to facilitate the release of restrictive covenants on a dwelling at 2 Westfield Avenue, Rushden.

Having regard to legal advice and independent valuation advice received, the committee determined that the council would approve the amendment of the personal covenant to

authorise the release of certain restrictive covenants to permit the implementation of previously granted planning permission following the payment of appropriate compensation.

RESOLVED:

- (1) That the amendment of the personal covenant in respect of 2 Westfield Avenue, Rushden be approved.

(Reason: To allow Spire to release the restrictive covenants necessary to permit the implementation of planning permission to construct a further two dwellings on the site.)

- (2) That authority be delegated to the Solicitor to the Council to complete the necessary deed of release in accordance with the valuation advice received and to seek the maximum level of compensation for the release of the restrictive covenants. The maximum compensation would therefore not involve entering into an arrangement to share the compensation received with Spire Homes.

(Reason: To expedite the business without recourse to a further report and decision from the Committee and to achieve the maximum amount of compensation for the authority.)

- (3) That Spire be required to reimburse the legal and valuation costs incurred by the Council in this matter.

(Reason: To ensure that no excess costs are borne by the Council.)

Councillor Greenwood-Smith, in the Chair in the absence of the Chairman owing to a declaration of a prejudicial interest.

36. COMPULSORY PURCHASE ORDER

A report was submitted providing the Committee with information regarding a long term empty property where further enforcement action would be necessary to bring the property back into use.

The committee considered the history of the council's efforts to work with the owners of the property and the current state of the building. Having regard to government guidance in respect of compulsory purchase orders, in addition to the legal implications and the risks associated with the proposed outcome, the committee supported the recommended course of action.

RESOLVED:

- (1) That the Equalities Impact Assessment be approved.

(Reason: To allow Spire to release the restrictive covenants necessary to permit the implementation of planning permission to construct a further two dwellings on the site.)

- (2) That the formulation stage be commenced.

(Reason: To ensure that no excess costs are borne by the Council.)

R.1 RESOLVED TO RECOMMEND:

That Section 17 of the Housing Act 1985 Compulsory Purchase Order powers be added to the Council's Scheme of Delegation

(Reason: To formally establish the authority required to proceed with such orders in future.)

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 13 June 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Peter Baden	Bob Nightingale
Wendy Brackenbury	Brian Northall
Roger Glithero JP	Ron Pinnock
Glenn Harwood MBE	Anna Sauntson
Marika Hillson	Phillip Stearn
Sylvia Hughes	Jeremy Taylor
Barbara Jenney	Robin Underwood
Andy Mercer	Peter Wathen

37. MINUTES

Councillor Andy Mercer advised that the minutes incorrectly stated Councillor Underwood had declared a personal interest in application EN/12/00414/VAR as a member of Northamptonshire County Council's Development Control Committee.

The minutes of the meeting held on 23 May 2012 were approved, subject to the above amendment and signed by the chairman.

38. DELEGATIONS TO HEAD OF PLANNING

There were no delegations to the Head of Planning.

39. APOLOGIES FOR ABSENCE

There were no apologies.

40. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillors Andy Mercer and Ron Pinnock both declared Personal and Prejudicial Interests in applications EN/12/00744/NCC, EN/12/00745/NCC and EN/12/00746/NCC as members of the Northamptonshire County Council Development Control Committee. Both members exited the chamber during the discussion of these items.

Councillor Roger Glithero declared a personal interest in applications EN/12/00744/NCC, EN/12/00745/NCC and EN/12/00746/NCC, as well as Item 7, as the site concerned was located within his ward and he had previously made site visits to that location.

(b) Informal Site Visits

No site visits were declared.

41. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mr John Farmery - EN/12/00648/OUT - Land between A6 Higham Ferrers Bypass and Station Road Higham Ferrers (Objector)
- (ii) Councillor Bert Jackson - EN/12/00648/OUT - Land between A6 Higham Ferrers Bypass and Station Road Higham Ferrers (Objector on behalf of Higham Ferrers Town Council)
- (iii) Councillor Pam Whiting - EN/12/00648/OUT - Land between A6 Higham Ferrers Bypass and Station Road Higham Ferrers (Ward Member)
- (iv) Mr Brailsford - EN/12/00303/FUL - 49 East Street, Stanwick (Objector)
- (v) Mr Watkins - EN/12/00303/FUL - 49 East Street, Stanwick (Applicant)
- (vi) Mr Brailsford - EN/12/00488/FUL - 49 East Street, Stanwick (Objector)
- (vii) Mr Whitlock - EN/12/00488/FUL - 49 East Street, Stanwick (Applicant)
- (viii) Mr West - EN/12/00628/FUL - Sports and Exhibition Centre, Station Road, Irthlingborough (Agent for Applicant)

42. 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) EN12/00648/OUT - Land Between A6 Higham Ferrers Bypass and A5028 Station Road Higham Ferrers (page 52)

Members considered an outline application which sought permission for the erection of up to one hundred and fifteen new dwellings with access, parking, landscaping, balancing pond, open space and associated works, with all matters being reserved except access.

The Committee had previously considered an identical scheme, currently the subject of an appeal against non-determination. At its meeting on 11 April 2012, the Development Control Committee had resolved that, had the Committee still been in a position to determine that application, it would have approved the scheme. This application had been submitted to allow the Council to determine a scheme on the site with a view to withdrawing the pending appeal, which was due to be considered at a public inquiry commencing on 7 August 2012.

An update was provided to members which outlined amendments to paragraph 7.3.9 of the report and condition 15 to take into account Environment Agency comments regarding Sustainable Urban Drainage System. It was noted that two further objection letters had been received from neighbours. Comprehensive details of Higham Ferrers Town Council's objections were also submitted in the update.

Members were aware of the limitations placed on them and that the site had been identified for development for a number of years, previously receiving planning permission. Members noted the application was an outline application and that only the access from Station Road

was up for decision, and that neither the Highways Agency or Highways Authority had any objections to the application as statutory consultees.

The committee stated its disappointment at the lack of communication from the developer and intransigence to negotiate, especially with regard to Higham Ferrers Town Council who denied the developer's assertion that pre-application discussions had taken place.

Members also raised serious concerns over the following points :

- Number of dwellings / density of development
- The cramped form and layout
- The flats over garages
- The rear garage courts
- The lack of private amenity space in particular for the flats
- The location of the LAP/LEAP

A proposal to defer the application for consultation with the applicant on the grounds that the site would be unsustainable and overdeveloped was made and seconded, with Councillor Anna Sauntson requesting that the vote be recorded.

The result of the voting was as follows:-

FOR THE PROPOSAL TO DEFER

Councillor Marika Hillson
Councillor Dudley Hughes
Councillor Anna Sauntson

AGAINST THE PROPOSAL TO DEFER

Councillor Wendy Brackenbury
Councillor Roger Glithero
Councillor Glenn Harwood
Councillor Barbara Jenney
Councillor Andy Mercer
Councillor Gill Mercer
Councillor Bob Nightingale
Councillor Brian Northall
Councillor Ron Pinnock
Councillor Phillip Stearn
Councillor Jeremy Taylor
Councillor Robin Underwood
Councillor Peter Wathen

ABSTENTION

Councillor Peter Baden

The motion was therefore declared LOST.

Members then discussed the option to provide the developer with an informative detailing all the concerns listed above and stating that the committee would be minded to consider a maximum of 75 dwellings at reserved matters stage.

The committee **agreed to grant** the application as recommended in the officer report and the amended condition on the update sheet, subject to an amended informative indicating that the committee would be minded to consider a maximum of 75 dwellings under the reserved matters scheme together with additional points for the applicant to consider. The exact wording of the informative would to be agreed by the ward members Councillor Glenn Harwood and Pam Whiting

(ii) EN/12/00688/RWL - Land Adjacent Skew Bridge Ski Slope, Northampton Road, Rushden, NN10 6AP (page 43)

The committee considered an application which sought the replacement of extant planning permission to extend the time period for planning permission granted in 2002 and varied in 2004. Members queried whether the application needed renewing given the works carried out on the site and took advice on the matter from the solicitor to the council.

Members also stated their belief that the proposals for the site would prove to be positive for the district, but raised concerns about the inclusion of a 300sqm restriction on gross floor space for retail uses ancillary to the primary use of the site.

The committee **agreed to grant** the application as recommended in the officer report subject to an amendment to condition 4 to remove the restriction on retail floor space.

(iii) EN/12/00185/VAR - 136-138 High Street, Rushden, NN10 0PD (page 43)

The committee was presented with an application which sought permission to vary the opening time of the premises to 9.00am to 4.00pm Monday to Sunday.

Members discussed the need for installation of external CCTV at the premises and noted that the application had already been via the licensing department who had approved the amended opening hours.

The committee **agreed to grant** the application as recommended in the officer report subject to an amendment to condition 2 to ensure the retention of CCTV recordings for a minimum of 14 days in accordance with the licensing conditions.

(iv) EN/12/00303/FUL - 49 East Street, Stanwick, NN9 6PX (page 44)

The committee considered an application which sought permission for the refurbishment, improvement and alteration to existing detached outbuildings on the site. The application also sought to change the use of the building from ancillary/accomodation to a separate 1-bed dwelling.

The application had been before the committee at the previous Development Control Committee on 23 May 2012 and had been deferred to allow for further consultation with NCC Highways; further analysis by officer as to overdevelopment of the plot and consideration of conditions to ensure the hard-surfacing of the driveway.

An update was provided to members which confirmed the amendment of conditions 3 and 4 of the application which concerned the hard-surfacing of the driveway. The update also stated that a letter of objection signed by 12 neighbouring residents had been received.

Members noted that all that could be done had been done in order to minimise disruption to neighbouring properties.

The committee **agreed to grant** the application as recommended in the officer report.

(v) EN/12/00488/FUL - 49 East Street, Stanwick, NN9 6PX (page 45)

The committee was presented with an application which sought permission for the erection of one, two-storey detached private dwelling with associated improvements to existing access.

Members were provided with an update to the report which detailed amendments to conditions 13 and 14 and the removal of a reference at 7.5.7 of the officer report. The update also stated that a letter of objection signed by 12 neighbouring residents had been received.

Members discussed the potential movements of construction traffic to and from the site. The committee **agreed to grant** the application as recommended in the officer report

43. CONTINUATION OF MEETING - COUNCIL PROCEDURE RULE 8

During the discussion of the above item, the meeting having lasted for two hours, it was

RESOLVED:

That the meeting should continue until 9.30pm at the latest.

(vi) EN/12/00611/LBC - 13 Bridge Street, Kings Cliffe, Peterborough, PE8 6XH (page 48)

The committee considered an application which requested the removal of an existing stone wall to the southern boundary of the site to enable formation of a new access point.

The committee **agreed to grant** the application as recommended in the officer report.

(vii) EN/12/00612/FUL - 13 Bridge Street, Kings Cliffe, Peterborough, PE8 6XH (page 48)

Members considered an application for a four bed dwelling with detached garage and formation of new vehicular access. An update was provided to members which outlined comments made by the Senior Conservation Officer and the Highway Officer in relation to the site.

The committee **agreed to grant** the application as recommended in the officer report.

(viii) EN/12/00628/FUL - Sports and Exhibition Centre, Station Road, Irthlingborough, NN9 5QF (page 51)

The committee was presented with an application which sought permission for the change of use of the site from D1/D2 (Non-residential Institutions/Assembly and Leisure) to D1/D2/B1

(Non-residential Institutions/Assembly and Leisure) with the alteration of existing windows in the side elevations of the centre.

Members were provided with an update detailing comments received from the Local Highway Authority, Rushden and Diamonds Ltd and Kettering Town FC.

The committee noted that that the proposal was a reasonable one and that objections that had been received did not warrant refusal of the application. Members commented that the creation of 35 jobs in the area as part of the proposal was most welcome.

The committee **agreed to grant** the application as recommended in the officer report.

(ix) EN/12/12/00744/NCC, EN/12/12/00745/NCC & EN/12/12/00746/NCC - Slipe Clay Pit Landfill Site, Stamford Road, Kings Cliffe (pages 53 and 54)

The committee agreed to deal with all three applications together as they pertained to the same site. The applications related to the variation of planning conditions to allow an extension of time for the retention of on-site infrastructure and restoration of the site.

Members raised concerns over the increased footprint of the site and the gradual creep effect that had taken place at the site since the original application.

The committee **agreed** with the officer recommendation for all three applications, and had **no objections** to the proposals.

44. KEY ISSUES FOR EAST NORTHAMPTONSHIRE RESOURCE MANAGEMENT FACILITY; PLANNING INSPECTORATE APPLICATION WS010001/ENC

Members were presented with a report which requested the affirmation of their position on the key issues of concern to ENC in relation to the East Northamptonshire Resource Management Facility for the impending examination as part of the National Infrastructure Planning application.

As part of the report, members were provided with details of their holding submission that had been provided to the County Council in 2009.

Members noted a need to remain consistent in their position, and stated that all matters raised in the holding statement remained relevant as their key areas of concern. Members wished to make the strongest case possible to NCC in order to avoid further increase in the size of site and materials to be stored there.

45. APPEALS DECISION MONITORING REPORT

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on appeals decisions from the Planning Inspectorate between 26 March 2012 to 25 May 2012.

46. PROPOSED ENFORCEMENT ACTION

As the meeting had reached 9.30pm, the committee took the decision to defer this item to a later date to ensure the proposal was given appropriate consideration.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 13 June 2012

10/00688/RWL

Date received	Date valid	Overall Expiry	Ward
14 April 2010	14 November 2011	13 February 2012	

Applicant **LXB RP (Rushden) Limited And**

Agent **JR Consulting**

Location **Land Adjacent Skew Bridge Ski Slope, Northampton Road, Rushden, Northamptonshire.**

Proposal **Replacement of extant planning permission 04/02395/VAR Variation of conditions 1, 3, 5, 12 and 13 of EN/02/00218/OUT in order to submit revised masterplan and allow the phased submission of reserved matters dated 21/01/2005**

Decision **Awaiting Section 106 Agreement**

12/00185/VAR

Date received	Date valid	Overall Expiry	Ward
1 February 2012	2 February 2012	29 March 2012	

Applicant **Mr I Yildiz**

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

Location **136 - 138 High Street, Rushden, Northamptonshire, NN10 0PD.**

Proposal **Variation of opening times (proposed from 9.00am to 4.00am Monday to Sunday) EN/96/00671/FUL dated 19.12.1996 - Change of use from retail (Class A1) to restaurant and takeaway (Class A3).**

Decision **Application Permitted**

Conditions/Reasons:

1. The restaurant/takeaway shall not be open to the public between the hours of 4.00am to 9.00am on Sunday to Monday.

Reason: In the interest of residential amenity.

2. Prior to the increase in opening hours hereby approved, CCTV shall be installed to cover the area outside of the premises, as approved in consultation with the police, and shall be operated and maintained in perpetuity. Recordings shall be retained for a minimum of 14 days and made available to the Police upon request.

Reason: In the interest of the security, safety and quality of life in accordance with local and national planning policy.

3. The development hereby permitted shall be carried out strictly in accordance with the approved

plans: Location Plan received by the Local Planning Authority on 01.02.12 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.

12/00303/FUL

Date received	Date valid	Overall Expiry	Ward
20 February 2012	24 February 2012	20 April 2012	

Applicant **Mr C Watkins**

Location **49 East Street, Stanwick, Northamptonshire, NN9 6PX.**

Proposal **Refurbishment, improvements and alterations to existing detached outbuildings, plus change of use from ancillary use / accommodation to a separate two storey one bedroom private dwellinghouse.**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Before commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the building is first occupied and shall thereafter be retained in perpetuity.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
3. Materials used for the repair, replacement or making good of the building shall match those of the relevant parts of the existing building, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory elevational appearance and to ensure that appropriate materials are used.
4. In accordance with the submitted details, all window, doors and joinery (including the roof structure) shall be in timber, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory elevational appearance for the development and in the interest of preserving the character and appearance of the existing building.
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), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.
Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.
6. No development shall take place until there has been submitted to and be approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a reasonable standard of development and to avoid detriment to the

visual amenity of the area.

7. Before commencement of the development hereby permitted, details of the formal hardsurfacing for the parking facilities within the site shall have been submitted to and be approved by the Local Planning Authority. The development 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.

Reason: In the interest of the protection of on-site trees and visual amenity.

8. Before the dwelling hereby permitted is first brought into occupation, all windows in the north facing elevation of the dwelling shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be fixed shut. The obscure glazing and fixed shut windows shall thereafter be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers of the dwelling hereby approved.

9. The development hereby permitted shall be carried out strictly in accordance with the approved plans, 1, 2, 3, 4, 5, 6, 100 and site plan, received by the Local Planning Authority on 24/02/12, 20/02/12, 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.

10. Once all construction for the wider site has ceased and the temporary surfacing is no longer required, the temporary surfacing shall be removed and a formal, permanent form of hard surfacing shall be laid for the entire length of the driveway in the following manner: the vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the rear of the highway boundary (back of footway) and shall be a minimum width of 4.5 metres for a distance of at least 10 metres from the rear of the highway boundary. The details of the proposed permanent hard surfacing for the entire length of the driveway shall have been submitted to and approved in writing by the Local Planning Authority prior to it being laid and the permanent hard surfacing shall be carried out and retained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

11. The development hereby permitted shall be carried out strictly in accordance with the approved plans, 1, 2, 3, 4, 5, 6, 100 and site plan, received by the Local Planning Authority on 24/02/12, 20/02/12, 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.

12/00488/FUL

Date received	Date valid	Overall Expiry	Ward
19 March 2012	19 March 2012	14 May 2012	

Applicant **P Whitlock - Paul Whitlock**

Location **49 East Street, Stanwick, Northamptonshire, NN9 6PX.**

Proposal **The erection of one detached private dwelling with associated improvements to the existing access.**

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 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 51 and 45 East Street) 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.

3. Notwithstanding the submitted details, pedestrian visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.

Reason: In the interest of highway safety.

4. Before the dwelling hereby permitted is first brought into occupation, all W/C and bathroom windows shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

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

5. Notwithstanding the submitted details and before any work is commenced on the development hereby permitted, details of the means of drainage to prevent the discharge of surface water onto the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. The drainage facilities shall thereafter be implemented in accordance with the details so approved, before the first occupation of the dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

6. 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 of Part 1 of Schedule 2 and classes A, B, C, D, E and F of Part 40 to that Order without the prior written approval of the Local Planning Authority.

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

7. Prior to the commencement of the development hereby permitted, details of the provision of treatment to all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, 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 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. Before commencement of the development hereby permitted, details and samples of all external roofing and facing materials (including windows and doors) 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 approved detail, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory appearance for the development.

9. Notwithstanding the submitted information, once altered in accordance with the requirements for

visibility splays, the existing stone boundary wall to the front of the site shall be made good using matching materials, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

10. Prior to the occupation of the dwellings hereby permitted, a copy of the Final Certificate (or any replacement for this) shall be provided to the Local Planning Authority to demonstrate that the unit has been constructed to achieve a minimum under the Code for Sustainable Home of Code Level 3, the relevant BREEM and Code for Sustainable Home Level, and any replacement standards, in accordance with the submitted Sustainability and Energy Efficiency Statement, 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 the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

11. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to 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 the NPPF.

12. Prior to the commencement of development hereby permitted, details of provisions for waste reduction and recycling, water efficiency and recycling and 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, and the development shall be implemented in accordance with the approved 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 the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

13. Notwithstanding the submitted details, a temporary hard surface (not gravel) shall be laid for the entire length of the access road within the site (from the highway boundary to the extent of the red lined site boundary) to accommodate construction and domestic vehicles during the construction process. This temporary surface shall be laid prior to the commencement of construction and shall be removed once all construction within the original site (including the dwellings permitted as part of EN/09/01374/OUT and EN/12/00488/FUL) has ceased. The details of the type of temporary surfacing to be laid shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development and the surfacing shall be carried out in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

14. Once all construction for the wider site has ceased and the temporary surfacing is no longer required, the temporary surfacing shall be removed and a formal, permanent form of hard surfacing shall be laid for the entire length of the driveway in the following manner: the vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the rear of the highway boundary (back of footway) and shall be a minimum width of 4.5 metres for a distance of at least 10 metres from the rear of the highway boundary. The details of the proposed permanent hard surfacing for the entire length of the driveway shall have been submitted to and approved in writing by the Local Planning Authority prior to it being laid and the permanent hard surfacing shall be carried out and retained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

15. Notwithstanding the submitted details, the two parking spaces shown on plan ref: 1030/80P1 shall be retained and maintained in a serviceable manner in perpetuity for the sole use of the occupier of the dwelling hereby permitted, unless otherwise agreed in writing.

Reason: To prevent the need to park on East Street.

16. The development hereby permitted shall be retained strictly in accordance with the approved plans (1030/302RevP1, 1030/300Rev P1, 1030/11 Rev P1, 1030/200Rev P1, 1030/80Rev P1, 1030/301 RevP1, 1030/100RevP1, Alterations to Existing Access Plan, Site Location Plan, received by the Local Planning Authority on 28th March 2012) 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 and retained as permitted.

12/00611/LBC

Date received	Date valid	Overall Expiry	Ward
10 April 2012	16 April 2012	11 June 2012	

Applicant **Hereward Homes Ltd - Mr J Gibbison**

Agent **Iplan - Mr T Musgrove**

Location **13 Bridge Street, Kings Cliffe, Peterborough, Northamptonshire.**

Proposal **Part removal of existing stone wall (southern boundary) to allow formation of new access**

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. All disturbed surfaces on the southern boundary wall shall be made good in materials, mortar and finish to match the existing stone wall.
Reason: To maintain the character and appearance of the structure as a structure of acknowledged architectural and historic interest.
3. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the Local Planning Authority on 2 May 2012: drawing numbers: 2011/66-10A, 2011/66-17A, 2011/66-11A, 2011/66-12A, 2011/66-15A, 2011/66-14A, 2011/66-18.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

12/00612/FUL

Date received	Date valid	Overall Expiry	Ward
10 April 2012	16 April 2012	11 June 2012	

Applicant **Hereward Homes Ltd - Mr J Gibbison**

Agent **I Plan - Mr T Musgrove**

Location **13 Bridge Street, Kings Cliffe, Peterborough, Northamptonshire.**

Proposal **Four bed dwelling with detached garage and formation of new access**

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 external walls of the dwelling and garage hereby permitted shall be faced in limestone. Prior to commencement of development, a sample panel to show the stone work and mortar 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: To achieve a satisfactory elevational appearance for the development, to ensure that the development would not detract from the character and appearance of the conservation area and in the interest of preserving the setting of the adjacent listed building.

3. Notwithstanding the submitted details, a sample and details of an alternative roofing material(s) to 'blue slate' shall be submitted to and approved in writing by the Local Planning Authority before commencement of development. The roof of the dwelling and garage shall thereafter be constructed in accordance with the material(s) so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory elevational appearance for the development, to ensure that the development would not detract from the character and appearance of the conservation area and in the interest of preserving the setting of the adjacent listed building.

4. In accordance with the submitted details, the windows and doors of the dwelling and garage shall be in timber. Full details of the materials to be used for the windows and doors, including colour and finish details, shall be submitted to and approved in writing by the Local Planning Authority before commencement of development. The development shall thereafter be implemented in accordance with the details so approved.

Reason: To achieve a satisfactory elevational appearance for the development, to ensure that the development would not detract from the character and appearance of the conservation area and in the interest of preserving the setting of the adjacent listed building.

5. Prior to the commencement of the development hereby permitted, details of the provision of treatment to all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, 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 and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

6. Notwithstanding the submitted details and 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 9 Bridge Street and 13 Bridge Street) 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.

7. Notwithstanding the submitted details, pedestrian visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.

Reason: In the interest of highway safety.

8. The vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the rear of the highway boundary (back of footway). 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.
9. 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, including kerbing works at the front of the site, shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the dwelling, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of highway safety and to ensure the development would not detract from the character and appearance of the conservation area.
10. Notwithstanding the submitted details and before any work is commenced on the development hereby permitted, details of the means of drainage to prevent the discharge of surface water onto the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details to facilitate the relocation of the existing channel drainage gully and lateral connection. The drainage facilities shall thereafter be implemented in accordance with the details so approved, before the first occupation of the dwelling, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of highway safety.
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 or other form of barrier shall be erected at the point of access.
Reason: In the interest of highway safety.
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 of Part 1 of Schedule 2 and classes A, B, C, D, E and F of Part 40 to that Order without the prior written approval of the Local Planning Authority.
Reason: To protect the amenity of adjacent occupiers, to ensure a satisfactory elevational appearance for the development and in the interest of preserving the character and appearance of the conservation area.
13. Before the dwelling hereby permitted is first brought into occupation, the utility door, toilet and ensuite window in the east facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.
Reason: To ensure adequate standards of privacy for neighbours and occupiers.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or other form of opening, other than those shown on the drawings hereby approved, shall be inserted in the east and west facing walls and roofs of the dwelling and garage hereby approved.
Reason: To ensure adequate standards of privacy for neighbours and occupiers.
15. The sustainable construction, waste reduction/recycling, water efficiency/recycling and energy efficiency measures detailed within the submitted Sustainability Appraisal and Energy Statement, received by the Local Planning Authority on 10 April 2012, shall be implemented, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is sustainable in accordance with the National Planning Policy Framework and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
16. 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.

17. All disturbed surfaces on the southern boundary wall shall be made good in materials, mortar and finish to match the existing stone wall.

Reason: To maintain the character and appearance of the structure as a structure of acknowledged architectural and historic interest.

18. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the Local Planning Authority on 2 May 2012: drawing numbers: 2011/66-10A, 2011/66-17A, 2011/66-11A, 2011/66-12A, 2011/66-15A, 2011/66-14A, 2011/66-18, .

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

12/00628/FUL

Date received	Date valid	Overall Expiry	Ward
16 April 2012	26 April 2012	26 July 2012	

Applicant **Mr Peter Wilson**

Agent **ABDS Ltd - Mr Alan Brown**

Location **Sports And Exhibition Centre, Station Road, Irthlingborough, Wellingborough.**

Proposal **Change of use from D1/D2 (Non-residential Institutions/Assembly and Leisure) Mixed Use to D1/D2/B1 (Non-residential Institutions/Assembly and Leisure/Business) use classes and alteration of exiting windows in side elevations**

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 the subject of this planning permission shall be carried out using external materials matching those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The use hereby permitted shall be restricted to B1/D1/D2 use only and shall not be used for any other purpose without the prior written approval of the local planning authority.

Reason: To clarify the terms of this planning permission.

4. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 16 April 2012 and 23 April 2012, drawing numbers: W/NI/12/001 Existing ground floor plan, W/NI/12/002 Part existing ground floor plan,

W/NI/12/003 Existing first floor plan, W/NI/12/004 Part existing first floor plan, W/NI/12/005A Part proposed ground floor plan, W/NI/12/006 Part proposed first floor plan, W/NI/12/007A Existing site plan, W/NI/12/008 Proposed site plan, W/NI/12/009B Existing elevations, W/NI/12/010A Proposed elevations and W/NI/12/011 Indicative plan showing use classes, unless otherwise agreed in writing by the Local Planning Authority.

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

5. No gates, barrier or means of enclosure should be erected within the application site.
Reason: In the interests of highway safety.

6. Full details of facilities for the secure and covered parking for six bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

12/00648/OUT

Date received	Date valid	Overall Expiry	Ward
18 April 2012	18 April 2012	18 July 2012	

Applicant **Duchy Of Lancaster - Mr N Dart**

Agent **DLP Planning - Mr James Croucher**

Location **Land Between A6 Higham Ferrers Bypass And, A5028 Station Road, Higham Ferrers, Northamptonshire.**

Proposal **Outline: Erection of up to one hundred and fifteen new dwellings with access, parking, landscaping, balancing pond, open space and associated works (all matters reserved except access)**

Decision: Permitted but subject to an amended informative indicating that the Committee would be minded to consider 75 dwellings under the reserved matters scheme together with additional points for the applicant to consider. The exact wording to be agreed by Cllr Harwood.

Conditions/Reasons:

12/00744/NCC

Date received	Date valid	Overall Expiry	Ward
2 May 2012	2 May 2012	23 May 2012	

Applicant **Augean South Limited**

Agent **Northampton County Council- Mark Laurenson**

Location **Slipe Clay Pit Landfill Site, Stamford Road, Kings Cliffe, Northamptonshire.**

Proposal **Variation of conditions of planning permission EN/05/01264/NCC for hazardous waste landfill and associated operations (Condition 32 requiring all works to be removed by 31 Aug 2013 change to requiring all works to be removed by 31 Dec 2016, Condition 33 development permitted shall cease by 31 Aug 2013 change to development permitted shall cease by 31 Dec 2016)**

Decision No Objection (Consultation Response)

12/00745/NCC

Date received	Date valid	Overall Expiry	Ward
2 May 2012	2 May 2012	23 May 2012	

Applicant **Augean South Limited**

Agent **Northampton County Council- Mark Laurenson**

Location **Slipe Clay Pit Landfill Site, Stamford Road, Kings Cliffe, Northamptonshire.**

Proposal **Variation of condition of planning permission 07/00048/WAS at the existing soil treatment facility (Condition 22 requiring all works to be removed by 31 Aug 2013 change to requiring all works to be removed by 31 Dec 2016)**

Decision No Objection (Consultation Response)

Date received	Date valid	Overall Expiry	Ward
2 May 2012	2 May 2012	23 May 2012	

Applicant **Augean South Limited**

Agent **Northampton County Council- Mark Laurenson**

Location **Slipe Clay Pit Landfill Site, Stamford Road, Kings Cliffe, Northamptonshire.**

Proposal **Variation of conditions of planning permission
APP/K2800/A/10/2126938/NWF for the landfill disposal of low level
radioactive waste in phases 4B, 5A and 5B of the hazardous waste landfill (**
Condition 7 requiring vehicle access to be restored by 31 Aug 2013 change
to requiring vehicle access restored by 31 Dec 2016, Condition 27 requiring
all works to be removed by 31 Aug 2013 change to requiring all works to be
removed by 31 Dec 2016, Condition 28 development permitted shall cease
by 31 Aug 2013 change to development permitted shall cease by 31 Dec
2016)

Decision **No Objection (Consultation Response)**

PLANNING POLICY COMMITTEE

Date: 18 June 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - David Brackenbury (Chairman)
Tony Boto (Vice Chairman)

David Bateman
Michael Finch
Glenn Harwood mbe
Sylvia Hobbs
David Jenney

Eloise Lucille
Bob Nightingale
David Read
Pam Whiting

47. MINUTES

The minutes of the meeting held on 19 March 2012 were approved and signed by the chairman.

48. APOLOGIES FOR ABSENCE

Councillors Marian Hollomon, Sylvia Hughes, Gill Mercer and Steven North sent their apologies.

49. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

50. NORTH NORTHAMPTONSHIRE CORE SPATIAL STRATEGY, FOUR TOWNS PLAN, NEIGHBOURHOOD PLANS AND MASTERPLANS UPDATE

The Committee considered a report from the Planning Policy and Conservation Manager which sought to provide members with an update on progress with the North Northamptonshire Core Spatial Strategy, Four Towns Plan, Neighbourhood Plans, Masterplans and Community Plans.

Members noted that a significant amount of the Planning Policy Team workload was focused upon the emerging North Northamptonshire Core Strategy Review. The North Northamptonshire Joint Planning Unit (JPU) propose to take some draft policies to the North Northamptonshire Joint Planning Committee (JPC) on 3 July 2012, in order to seek approval for informal consultation on them over the summer.

The Core Strategy Review is expected to include strategic policies to deliver the homes and jobs needed in the area. The Core Strategy Review may allocate specific strategic development sites or indicate broad locations for strategic development.

Members asked questions regarding the progress statistics provided as an appendix to the report, especially with regard to the Irthlingborough Masterplan and queried the nature and timescales surrounding the Neighbourhood Plan Toolkit.

It was

RESOLVED:

- (1) That the contents of the report be noted.
- (2) That Members support the redeployment of existing funding as proposed in the officer report.

(Reason – to provide an update on progress and continue to make good progress with the Four Towns Plan)

51. NORTH NORTHAMPTONSHIRE CORE STRATEGY REVIEW

Members received a report from the Senior Planning Policy Officer which requested direction for the potential allocation of specific major development sites at Irthlingborough, Raunds, Rushden and Thrapston in the emerging North Northamptonshire Core Strategy Review.

It was noted that the North Northamptonshire JPU were leading the project and were proposing to take a draft Pre-Submission Core Strategy Review document to the North Northamptonshire JPC on 3 July 2012. It was further noted that the finished document would become the principal local planning document for the whole of North Northamptonshire.

Members specifically considered the following:

- Whether the explicit designation of Irthlingborough West as a strategic urban extension in the emerging Core Strategy Review should be endorsed, given that the current (2008) Core Strategy (Policy 9) implicitly provided direction to this effect.
- Whether any further potential strategic sites should be identified at Raunds, given the quantum of land already committed for development.
- Given the proposals to designate Rushden as a Growth Town through the emerging Core Strategy Review, where would be the best location for a future strategic urban extension
- Whether land east of the A605 Thrapston Bypass (north of Haldens Parkway) would be appropriate as a strategic employment site

Members discussed various aspects of the sites in question including disused iron ore mines under sites proposed at Irthlingborough, coalescence of Higham Ferrers and Rushden and the infrastructure needs of the areas in question.

It was

RESOLVED:

- (1) That designation of Irthlingborough West as a strategic land allocation (urban extension) be not endorsed at present, as Members wish to see the responses to the the Irthlingborough Masterplan Consultation (expected back this Autumn), before making a decision on strategic site allocation for the town.

- (2) That there should be no designation of further specific strategic site allocations at Raunds.
- (3) That the following direction be provided as to the preferred location for a new strategic urban extension at Rushden;

area RUS3 – for mixed use;

with area RUS4 - for employment use, should any additional employment land need to be allocated; and

area RUS7 retained as a green wedge.
- (4) That the allocation the allocation of land east of the A605 Thrapston Bypass (north of Haldens Parkway) be endorsed as a strategic employment site.

52. KINGS CLIFFE PROPOSED LOCAL NATURE RESERVE

A report from the Planning Policy and Conservation Manager was provided to members which sought their approval for a 6-week public consultation to commence on the proposed Local Nature Reserve at King's Cliffe Meadow and the associated draft Management Plan.

Members noted that the 1.94 ha site at King's Cliffe, if designated, would be the third Local Nature Reserve (LNR) in the district after Kinewell Lake and Titchmarsh. The current use of the site is cattle grazing and no additional management of the site would be required after designation. Members noted that the site already had informal public access and the level of ENC input required to achieve designation would be minimal, with no requirement for financial outlay or alteration to the site.

It was

RESOLVED:

That the Planning Policy Committee approve the public consultation.

(Reason - to assist with implementing Policy 10 of the Rural North, Oundle, and Thrapston Plan; contribute to local and national biodiversity targets and provide partnership working opportunities with key stakeholders and the local community)

Chairman

EAST NORTHAMPTONSHIRE STANDARDS BOARD

Date: 20 June 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Graham Blagden (Chairman)

East Northamptonshire Councillors: Glenvil Greenwood-Smith
Barbara Jenney
Brian Northall

Town and Parish Councillors: Arthur Whittaker
Sue North

Independent Members: Hilary Daniels
Graham Matthews

53. MINUTES

The minutes of the meeting held on 14 March 2012 were approved and signed by the chairman.

54. APOLOGIES FOR ABSENCE

There were no apologies.

55. DECLARATIONS OF INTEREST

No interests were declared.

56. DISPENSATION REQUEST BY OUNDLE TOWN COUNCIL

Members were presented with a report which detailed a request for dispensation from Oundle Town Council.

It was noted that the Monitoring Officer had received a letter from the clerk to Oundle Town Council on 5 April 2012, containing a request for dispensation to enable town councillors to vote or debate on matters relating to any supermarket or business applying for permission to locate and/or trade within Oundle, if such a business formed competition for the Farmers Market or Council-run weekly market.

Members further noted that should the dispensation be granted, it would only be relevant under the current Standards Regime and would therefore need to be reviewed once amendments to the standards arrangements have taken effect on 1 July 2012

Members raised concerns over the wide-ranging nature of the request and noted that they could not approve the dispensation request in its current format. It was suggested that if a

more specific request was received in future, it might be more appropriate for the dispensation to be granted.

It was

RESOLVED:

- (1) That members would have been minded to grant a dispensation if it related to a specific case, but in this instance the request from Oundle Town Council is considered too wide-ranging to grant.
- (2) That, should a case-specific dispensation be requested and granted, in future members would be expected to declare a non Disclosable Pecuniary or other appropriate interest in the matter to ensure transparency.

57. ACTIVITY REPORT OF THE MONITORING OFFICER

A report was received on ethical matters dealt with by the Monitoring Officer since the last meeting in March. It was noted that 17 enquiries had been recorded from parish and town council clerks and councillors, district councillors and the general public, mainly seeking advice on personal and prejudicial interests. Enquiries had increased slightly since the publication of the report as Town and Parish councils picked up on the impending Disclosable Pecuniary Interests (DPI's).

Members further noted that there were 24 outstanding Register of Interest forms for Parish Councillors, and a formal letter had been sent to parish clerks to remind councillors to return those forms to the Monitoring Officer. However, it was anticipated that those Councillors with outstanding Registers would complete the new Registers soon after the start date for new standards arrangements on 1 July 2012, as failure to record Disclosable Pecuniary Interests would become a criminal offence. A copy of the draft DPI form was included as an appendix to the report, and members were advised that this would require completion by all town, parish and district councillors no later than 29 July 2012.

Members were advised that the level of complaint activity remained steady. A Review Sub-Committee that had been noted at the last meeting had concluded with a decision to take no further action against a Parish Councillor. A further complaint is scheduled to be considered at a Assessment Sub-Committee on 27 June 2012. One final complaint for which 'other action' was required had not yet been completed.

The Monitoring Officer advised members that transitional regulations for new standards arrangements had put in place measures to ensure that any complaints not resolved by 1 July 2012 are taken to a conclusion. However, one legal view was that if the complaint is not at investigation report stage, then that complaint would fall.

It was

RESOLVED:

That members note the contents of the report

58. FINAL REPORT ON FUTURE STANDARDS ARRANGEMENTS

The board received and considered a report from the Monitoring Officer which presented the proposed future standards arrangements at ENC following the conclusion of the Standards Working Party and the issuing of transitional arrangement regulations.

Members discussed the DPI regulations that would need to be declared by councillors and basic examples were provided to the board regarding the working of DPI's in a committee setting.

Members were advised that transitional regulations had been published on 7 June 2012. However ENC would be unable to complete all arrangements in time for transition on 1 July. The council would need to re-confirm which Code of Conduct it had chosen at the next Council meeting on 16 July 2012 as no provision had been provided by the Transitional Regulations for the choice to take place prior to 7 June. There was also no provision under the regulations for the appointment of an existing Independent Standards Board member as an interim Independent Person without advertising the permanent role.

A procedure for handling complaints of breach of Member Code of Conduct had been agreed by the Standards Working Party for recommendation to Council on 16 July and this would form part 9 of the Constitution.

Members noted that two Town and Parish councils had so far agreed to adopt the ENC code of conduct, with a third showing signs of acceptance in the near future. There had also been an encouraging three nominations from Town and Parish councillors to sit on the Joint Standards Complaints Committee (JSCC). The JSCC would be composed of seven ENC councillors and seven Town and Parish councillors.

It was

RESOLVED:

That members note the contents of the report and endorse the approach taken by ENC for future standards arrangements.

59. LOCAL GOVERNMENT OMBUDSMAN ANNUAL REVIEW 2011/12

The board received and considered a report from the Monitoring Officer which provided information on complaints relating to East Northamptonshire Council that had been dealt with by the Local Government Ombudsman (LGO) in 2011/12. Members noted that this item would, in future be taken to Scrutiny Committee, alongside Whistleblowing Responsibility and the Member/Officer protocols.

Members noted that the total number of complaints was slightly up on the previous year. A total of eight enquiries and complaints had been received by the LGO, and of these only three were forwarded to the LGO investigative team. From those complaints only two were investigated to decision by the LGO team; one resulted in the investigation not being justified, the other concluded that there had been no maladministration identified.

The Chairman stated that over the past few years complaints had gradually been reducing in number and that there had been a general improvement in ENC complaints going forward to the LGO.

It was

RESOLVED:

That members note the contents of the report

Chairman

SCRUTINY COMMITTEE

Date: 27 June 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors: -Phil Stearn (Chairman)
Sarah Peacock (Vice Chairman)

Peter Baden
David Bateman
Tony Boto
Michael Finch
Barbara Jenney

Brian Northall
David Read
Peter Wathen
Pam Whiting
Colin Wright

60. MINUTES

The minutes of the meeting held on 4 April 2012 were approved and signed by the chairman.

61. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Sylvia Hughes.

62. DECLARATIONS OF INTEREST & QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no declarations of interest and no questions received.

63. SCRUTINY COMMITTEE - CHAIRMAN'S ANNUAL REPORT 2011

Members considered a draft of the committee's annual report to the council, which detailed the various activities that had been undertaken during the 2011/12 municipal year.

The report reflected on the topics considered by the Scrutiny Committee including the monitoring of Section 106 arrangements and future standards arrangements required under the Localism Act 2011. In addition to these topics, the committee had maintained its overview of the Council's performance, as well as considering quarterly summaries of internal audit reports.

Members discussed the need to focus on the provisions of the Localism Act in respect of engagement and participation with town and parish councils in the year ahead. The committee agreed to give some thought as to how this could be approached in readiness for the next meeting.

R.2 RESOLVED TO RECOMMEND:

That the 2010 annual report of the Scrutiny Committee as set out at pages 64 to 72 be approved by the council for publication.

64. QUARTERLY PERFORMANCE REPORTING - QUARTER 4 - 2011/12

The committee considered a report which detailed high level performance information from across the council in relation to agreed performance indicators, internal audit recommendation progress and risk actions, and other statistics that supported the monitoring of performance.

The purpose of the report was to assess how service areas were progressing towards delivering key priorities and outcomes, the identification of problem areas, to provide peer challenge and to identify and record good performance.

The committee was generally satisfied with the overall level of performance across the council and indicated that officers who had supported and delivered specific areas of achievement should be commended for their efforts.

RESOLVED:

- (1) That the performance of the Council for the fourth quarter of 2011/12 be noted.
- (2) That the officers referred to within the report who have contributed to specific areas of achievement be commended for their efforts.

65. WELLAND INTERNAL AUDIT CONSORTIUM – ANNUAL REPORT OF INTERNAL AUDIT

The committee considered a report submitted by the Welland Internal Audit Consortium which detailed the work completed by the Internal Audit function during 2011/12. The report also provided members with an explicit opinion on ENC's system of internal control, risk management arrangements and governance arrangements.

Members noted that the ENC's annual assurance rating for the financial year 2011/12 was "Good". It was noted that audits of partnerships, customer services and regeneration plans were cancelled as the Audit Consortium was unable to deliver the necessary resources. The committee was provided with an assurance that resources had been targeted in a way that maximised the performance of the consortium against the key lines of enquiry.

RESOLVED:

- (1) That the Internal Audit Opinion issued by the Head of Consortium be noted.
- (2) That the reported progress and effectiveness of the Consortium in 2011/12 be noted.

66. USE OF COVERT SURVEILLANCE 2011/12 - REGULATION OF INVESTIGATORY POWERS ACT 2000

The Democratic and Electoral Services Manager submitted a report detailing the use of covert surveillance under the Regulation of Investigatory Powers Act (RIPA) by ENC during the past twelve months.

Members were provided with an outline of the provisions of the RIPA Act and were advised that the revised code of practice for covert surveillance that had been published by the Home Office in 2010 recommended that elected members of authorities review that authority's use of RIPA every twelve months.

It was noted that the Protection of Freedoms Act 2011 had introduced new provisions which required local authorities to seek magistrate approval of any proposed RIPA authorisation. Approval was only likely to be granted should the offence in question attract a prison sentence of six months or more. As a result of this change in legislations, ENC had amended its Covert Surveillance Policy in September 2011.

Members were provided with details of ENC RIPA usage in the ten years from January 2002 to January 2012, noting that only 29 authorisations had been granted in total during that period. For the period 2011/12, only two authorisations had been granted for directed surveillance, with a further two joint operations undertaken with the Department for Work and Pensions (DWP).

RESOLVED:

That the use of covert surveillance by the council during 2011/12 be noted.

Chairman

Scrutiny Committee

Chairman's Annual Report - 2011

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INTRODUCTION



Introduction by Councillor Phillip Stearn

***Chairman of East Northamptonshire Council's
Scrutiny Committee***

“ I am pleased to present the Scrutiny Committee's tenth annual report, which identifies the work of the committee in the last year.

I would like to thank all members of the committee for their committed and enthusiastic contribution to its work. Many people have contributed to the success of Scrutiny in East Northamptonshire, including external organisations and council officers; my thanks go to all of them.

The committee looks forward to continuing progress and a more proactive approach by our scrutiny arrangements in the year to come. ”

A handwritten signature in black ink, appearing to be 'P. Stearn', written on a white rectangular background.

HOW THE COMMITTEE OPERATES

The Scrutiny Committee is a standing committee of the council and its role is to undertake, manage and co-ordinate the overview and scrutiny process - a responsibility created by the Local Government Act 2000.

The Scrutiny Committee's terms of reference are set out in Article 7 of the council's constitution², Part 4.4 of which empowers the committee to operate in its own right and/or set up time limited working parties to review or scrutinise decisions and to support the work of the council and its policy committees.

East Northamptonshire Council continues to operate committee arrangements and, although the scrutiny process is arguably more relevant in a council operating under executive arrangements, where decisions are taken by a small group of councillors forming a 'cabinet', it still fulfils a valuable role.

This is because the council's scrutiny committee has the necessary time, resources and freedom from routine committee business to undertake in-depth investigations and can report and make recommendations to the council as a result. Scrutiny Committee members have a significant role in developing new policy through their in depth investigations and the recommendations arising from them. The committee also has power to "call-in" a decision that has been made by a policy committee. The Scrutiny Committee cannot reverse a policy committee's decision but can recommend that the committee reconsiders the decision or that the matter be referred to the full council. The committee can also act in a

confirming or supportive way – when it agrees with a particular approach.

The Local Government Act 2000 makes a clear distinction between those councillors who make policy decisions and others whose role is to challenge and scrutinise those decisions. For this to be effective, members of the Scrutiny Committee must retain their independence and need to develop an effective questioning approach. To provide this separation of roles, none of the members of the Scrutiny Committee serve on the council's primary policy committee, the Policy and Resources Committee.

² www.east-northamptonshire.gov.uk/constitution

MEMBERSHIP

Membership from 4 October 2010 - 18 May 2011			
David Bateman	Peter Bedford	Tony Boto	Michael Finch
Richard Gell	Marian Hollomon	Dudley Hughes	Barbara Jenney
Gill Mercer	Brian Northall	Sarah Peacock (V-Chairman)	Duncan Reid
Ron Silver	Phillip Stearn (Chairman)	Clive Wood	
Membership from 18 May 2011 - 16 May 2012			
Peter Baden	David Bateman	Michael Finch	Marika Hillson
Sylvia Hobbs	Barbara Jenney	Gill Mercer	Brian Northall
Sarah Peacock (VC)	David Read	Phillip Stearn (Chairman)	Peter Wathen
Pam Whiting	Clive Wood	Colin Wright	
Membership from 16 May 2012 - Present			
Peter Baden	David Bateman	Tony Boto	Michael Finch
Sylvia Hughes	Sylvia Hobbs	Barbara Jenney	Brian Northall
Sarah Peacock (VC)	David Read	Phillip Stearn (Chairman)	Peter Wathen
Pam Whiting	Colin Wright	<i>Vacancy</i>	

SCRUTINY MEETINGS

Between January 2011 and May 2012 we held six full meetings and a summary of the issues we considered and our resolutions are set out below.

Changes to the constitution

The committee was consulted on two occasions this year regarding changes proposed by the Constitution Review Group and subsequently adopted by the council. Revisions have been made to the scheme of delegation, terms of reference for committees and Finance Working Party, Policy and Budgetary Framework, Deputy Chief Finance Officer, the Scrutiny Call-in timetable, mid-year appointment of Deputy leader, Chairman or Vice Chairman and public speaking at Policy and Resources Committee.

Northamptonshire Fire and Rescue Service

The Committee received a presentation from Robin Porter, Northamptonshire Fire and Rescue Service's IRMP Programme Manager, on the IRMP 2012 Update & Review which concluded on 4 January 2012.

Members thanked Robin Porter for his attendance and presentation and welcomed decrease in incidents for the Fire and Rescue service.

Future Standards Arrangements

With the forthcoming introduction of the Localism Act, the committee was presented with a report detailing the findings of the Standards Board Working Party in relation to key issues faced by the council in relation to its future arrangements for standards.

A revised Code of Conduct was circulated to the committee and recommendation were made regarding:

- The form of Standards Committee desired
- Draft Code of Conduct and the concept of councillors signing to abide by the constitution
- Withdrawal from debate if councillors have a Disclosable Pecuniary Interest (DPI)
- Recruitment and remuneration of Independent Person(s)
- Delegation to the Monitoring Officer regarding the handling of initial complaints
- Granting of dispensations

Two Members of Scrutiny were then involved in further detailed discussions of the final changes to the Constitution and the composition of a new Standards Committee.

Annual Audit Letter

We also received the Annual Audit Letter 2010/11, which summarised the external auditor's findings from the 2010/11 audit.

The letter included the results of the audit of the council's financial statements and the auditor's assessment of the council's arrangements to achieve value for money in its use of resources.

Details of further improvements the council could make in 2011/12 – particularly in relation to fixed assets and arrangements for reviewing draft financial statements prior to audit – had been contained in the auditor's Annual Governance Report issued in September 2011.

The committee asked questions and noted that the auditor's conclusions were all positive and no issues were raised.

Requests for “call-in” under scrutiny procedure rule 14.3

The committee invoked the call-in provision once this year. The request related to a decision made by the Policy and Resources Committee regarding the future of Oundle Recycling Centre

Irthlingborough Area Based Initiative

At our April 2011 meeting, we received a presentation on progress and achievements made with the Area Based Initiative (ABI) that took place in Irthlingborough John Pyel through a report and presentation.

Five priorities had emerged from a survey carried out in summer/autumn of 2010 and officers illustrated what had been achieved on each:

- Activities for young people
- Greater police presence
- Improvements to Les O'Dell Park
- Cleaner streets and parks
- Activities for older people

The Committee commended the Community Development team, partners and Hayden FLAG community group for their work. It was hoped that what had been learnt from the Rushden Hayden and Rushden Pemberton ABIs would inform future community development work and influence the council's approach to the Big Society agenda.

Monitoring of section 106 arrangements

The Land Charges and Administration Manager updated the committee in relation to the current position on Section 106 agreements and related monitoring arrangements. All new agreements had now been logged onto the system, trigger points were again being effectively monitored, and the system was up to date.

The Planning Services team was looking to work more closely with town and parish councils to understand more clearly their infrastructure requirements and wishes regarding both the use of section 106 monies, and as part of the development of the necessary evidence base to support a future Community Infrastructure Levy. Members noted the improvements to processes since the review.

PERFORMANCE MONITORING

The changes to the responsibilities of the committee led to the development of a framework for submission of performance data, previously reported to the Audit and Risk Management Committee and the Performance Working Party, to the Scrutiny Committee and associated training schedule. The framework aimed to ensure the Scrutiny Committee received an appropriate level of information to ensure it could fulfil its role effectively and work alongside the council's management performance reporting framework, which included quarterly performance clinics.

Councillor Colin Wright became the performance lead for audit and risk, and Councillor Sarah Peacock became the performance lead for national and local indicators. These leads attend the quarterly performance clinics. The type of issues to be reported to the Scrutiny Committee from the quarterly performance clinics were

- High level risks from the Council's risk management system, 4Risk, where actions to mitigate have not been completed on time.
- High level internal audit recommendations that have not been implemented on time.
- Emerging financial risks and significant budget variances
- National or local performance indicators which are consistently not achieved.
- Key service area achievements.

In addition, the Scrutiny Committee received a quarterly summary of the internal audit reports issued from across the council.

OTHER ASPECTS OF SCRUTINY

Fourth Option Special Interest Group (FOSIG)

I currently represent the council on the Local Government Association's Fourth Option Special Interest Group. This group gives a voice to local authorities, like East Northamptonshire Council, which have chosen to make "alternative arrangements" by retaining their committee structures, rather than adopt a cabinet or executive management structure. It is probable that this group will grow in the future as a result of the opportunity provided by the Localism Act 2011 for councils to revert to a committee based governance structure.

Northamptonshire Overview and Scrutiny Board

The vice-chairman and I currently represent the council on the Northamptonshire Overview and Scrutiny Board.

We look to the board to not only look at issues put forward by the Public Service Board and the work of the Public Service Board itself, but to work together with the other districts and boroughs on scrutinising common issues, such as highways.

The role of scrutiny in the committee system

Members believe that Scrutiny Committee activity can make a significant impact on service improvement and policy development locally and will continue to do so as the current committee grows in experience and confidence.

The committee has the necessary time and resources to carry out in-depth inquiries. We encourage the policy committees to make use of scrutiny investigations to look at issues of concern.

We believe that all members of the council need to be aware of the way in which the "call-in" procedure operates and it is important that this continues to form part of induction training for all newly elected members.

Members are satisfied with the independence of the committee and the support provided to us by officers to date.

WORK PROGRAMME FOR 2012

During 2011, the continuing difficult economic situation meant there was an increased pressure on limited resources and the council had an even greater need to demonstrate value for money in the future. We will seek to structure our work programme in a way that ensures priority is given to reviewing the progress we have made towards achieving the priority outcomes set out in the new Corporate Plan for 2011-2015.

Updates to the work plan that had been created in June 2011 have been considered and a report supplied to the meeting of Finance Working Party on 28 March 2012, detailed Member suggestions for possible further savings

We look forward engaging with partners on Town and Parish Councils given the encouragement of the Localism Act to find more local solutions hopefully providing an opportunity to reinvigorate that engagement.

We will continue to monitor our training needs and set target dates for follow-up reports from officers on earlier studies, where that's appropriate.

CONCLUSION

The tenth year of operation for the Scrutiny Committee has been a period of consolidation and continued learning. Whilst there have not been any significant reviews this year, we believe that, during the year, the committee has continued to make a significant contribution to the work of East Northamptonshire Council and we look forward to building on this during the year ahead.

Councillor Phillip Stearn
Chairman
On behalf of the Scrutiny Committee

May 2012

POLICY & RESOURCES COMMITTEE

Date: 2 July 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

Richard Lewis	(Chairman)
Glenvil Greenwood-Smith	(Vice-Chairman)
Stephen North	(Leader of the Council)
Glenn Harwood MBE	(Deputy Leader of the Council)

David Brackenbury	Sue Homer
Wendy Brackenbury	Dudley Hughes JP
John Farrar	Andy Mercer
Richard Gell	Rupert Reichhold
Roger Glithero JP	Jeremy Taylor
Marika Hillson	

67. PUBLIC SPEAKER

Mr Thomas Morrissey on item 13 (Council Car Scheme Review).

Mr Morrissey spoke in respect of the recommendations made by the Personnel Sub-Committee in respect of the Council Car Scheme Review and the implications of the proposals for residents of East Northamptonshire. He expressed concerns on behalf of the officers directly affected and felt that the proposal would negatively affect the morale of staff at the council who had co-operated fully in making previous efficiencies through the cessation of other benefits within their contracts of employment. He recognised that the provision of cars could no longer be justified in the current financial climate but asked that the Committee reconsider the Personnel Sub-Committee's recommendation that there should be no compensation paid to officers losing their car benefits.

68. MINUTES

The minutes of the meeting held on 11 June 2012 were approved and signed by the chairman.

69. APOLOGIES FOR ABSENCE

Councillors John Farrar sent his apologies.

70. DECLARATIONS OF INTEREST

The Monitoring Officer reminded the committee that the meeting was the first to be held under the new Standards arrangements. All councillors had received a Member Briefing in

respect of the disclosable pecuniary interests (DPIs) to be declared. Members were reminded that they had 28 days in which to complete the form to register any interest.

The Monitoring Officer advised members to consider their position carefully before participating in any decisions or activity. Where the decision or activity is so closely tied to a member's personal or professional life that their ability to make an impartial decision may be called into question, the Monitoring Officer advised members to consider whether there would be a need to declare any new DPI or other conflict of interest or circumstance. Such disclosures would be added to the Register of Interests after the meeting. The committee noted that legislation states that, where a member had a DPI, that member must not become involved in the discussions nor must that member vote in relation to such matters. If a member had other interests in the matter they would also need to consider if it is appropriate to take part in the discussions or debate.

In relation to item 9 on the agenda (CCTV in East Northamptonshire), the Monitoring Officer advised that the DPIs set out in the Regulations detail a very limited class of interests and do not make direct reference to membership of other public bodies. One class of DPI that members are required to register relates to any employment, office, trade, profession or vocation carried on for profit or gain. Membership of a town or parish council is an office and Members were advised to give consideration as to whether that office is carried on for profit or gain. In view of the unlikelihood of a situation where the office of town/parish councillor was carried for profit or gain, it was therefore unlikely to be considered to be a DPI. The Monitoring Officer advised that it was therefore unlikely to be a requirement for the dual-hatted members to declare their membership of town/parish councils as a DPI at the meeting or subsequently.

The following members and officers declared interests in the items as shown. Where prejudicial interests were declared, the named members and officers left the room for the consideration of, and voting on, the items.

Person	Agenda Item	Reason for Declaration	Prejudicial
Councillor Sue Homer	8 – National Non-Domestic Rates (NNDR) – Draft Discretionary Rate Relief Policy for Consultation	Owens a business which is liable for payment of NNDR	No
Councillor Dudley Hughes JP	10 – Northamptonshire County Council Residual Waste Treatment and Disposal Contracts	Member of Northamptonshire County Council	No
Councillor Sue Homer	10 – Northamptonshire County Council Residual Waste Treatment and Disposal Contracts	Member of Northamptonshire County Council	No
Councillor Andy Mercer	10 – Northamptonshire County Council Residual Waste Treatment and Disposal Contracts	Member and Vice-Chairman of the Development Control Committee of Northamptonshire County Council	No
Councillor Rupert Reichhold	10 – Northamptonshire County Council Residual Waste Treatment and Disposal Contracts	Member of the Development Control Committee of Northamptonshire County Council	No

David Oliver – Chief Executive	13 – Council Car Scheme Review	Beneficiary of the Council's Car Scheme	Yes
Sharn Matthews – Executive Director and Monitoring Officer	13 – Council Car Scheme Review	Beneficiary of the Council's Car Scheme	Yes
Lisa Hyde – Head of Community and Customer Services	13 – Council Car Scheme Review	Beneficiary of the Council's Car Scheme	Yes
Mike Greenway – Community Partnerships Manager	13 – Council Car Scheme Review	Beneficiary of the Council's Car Scheme	Yes
Cat Hartley – Housing Strategy Manager	13 – Council Car Scheme Review	Post is designated as an Essential Car User	Yes
Charlotte Tompkins – Waste Manager	13 – Council Car Scheme Review	Post is designated as an Essential Car User	Yes

71. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions.

72. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Personnel Sub-Committee

The minutes of the meeting held on 12 June 2012 were received (see pages.83 - 85) and Members noted the recommendations contained within minute 11.2 in respect of the review of the council car scheme and the suite of options for the future operation of the scheme. In view of the issue being detailed fully within item 13 of the agenda (Council Car Scheme), consideration of the recommendations and associated issues was deferred until that part of the agenda.

(b) Finance Sub-Committee

The minutes of the meeting held on 25 June 2012 were received (see pages.86 to 90) and Members considered the recommendation to carry forward funding from the revenue budget in respect of:

- Irthlingborough Master Plan
- Finance Manager post
- Member Empowerment Fund

- Support for the Voluntary Sector
- Planning Application Fee

The committee also considered a recommendation in respect of the use of the overspend in 2011/12 to strengthen reserves and be reinvested in services.

RESOLVED:

- (1) That the carry forward requests outlined in Section 4 of the report be approved.

(Reason – for formal approval for the 2012/13 revenue budget.)

- (2) That the use of the underspend in 2011/12 set out in Paragraph 5.3 of the report be approved.

(Reason – for formal approval to incur expenditure in 2012/13 and strengthen reserves.)

73. HOMELESSNESS GRANT 2012/13 – REQUEST FOR RELEASE OF FUNDS

Members considered a report from the Housing Strategy Manager seeking approval for the release of funds from the Homelessness Grant 2012/13 for the Sanctuary Project, which is administered by ENC via the Community Safety Partnership.

The Sanctuary Project enables victims of domestic abuse to remain in their own homes, through the fitting of additional security equipment, thereby preventing perpetrators from gaining access to properties before the police attend the incident. The project enables adaptations to be tailored to the specific needs of the person at risk.

Whilst Members considered the proposal to have a number of merits, general concern was expressed at the impact that three requests for the installation of panic rooms would have on the available budget. It was confirmed that, whilst a significant cost was associated with the installation of a panic room, the majority of requests tended to be for adaptations which required lower levels of spending.

RESOLVED:

That the release of £5,000 from the Homelessness Grant 2012/13 for the Sanctuary Project be approved.

(Reason – To assist with the continued delivery of the Sanctuary Project to protect people at risk of domestic violence.)

74. NENE VALLEY NEWS – PROCUREMENT OF NEW CONTRACT

The committee considered a report which sought the appointment of Member representatives to a Member/Officer Panel to manage the award of the new contract for the Nene Valley News and the delegation of authority to award the contract at the end of the procurement process.

RESOLVED:

- (1) That Councillors Glenvil Greenwood-Smith and Dudley Hughes JP be appointed to serve on a Member/Officer Panel for the new contract.

(Reason – To secure Member involvement in the tender process.)

- (2) That authority to award the new contract for the Nene Valley News be delegated to the Member/Officer Panel.

(Reason – To expedite the decision-making process for the award of the new contract.)

75. NATIONAL NON-DOMESTIC RATES (NNDR) – DRAFT DISCRETIONARY RATE RELIEF POLICY FOR CONSULTATION

The committee considered a report which sought approval for consultation of a formal policy on granting Discretionary Rate Relief to business rate payers.

It was reported that some recent applications for relief from occupiers of high rateable value properties had led to a significant increase in the amount of relief being requested and granted, which had highlighted the need to formalise the existing policy and the need to consider setting a ceiling for maximum relief to limit the council's financial exposure.

The main change within the policy was the introduction of a ceiling of £10,000 on the amount of Discretionary Rate Relief that the council will grant. In addition, the change from Guidance Notes to a policy would provide a firmer basis for decision making in future. Members noted that the introduction of a £10,000 ceiling would have no impact on most of the organisations currently receiving discretionary rate relief.

Members were generally supportive of the proposal to consult on the draft policy and the detail therein. However, it was felt that stronger member involvement in any future appeals process would be of benefit and it was recommended that the Leader of the Council should have delegated authority to nominate members to serve on an appeals panel as and when required.

RESOLVED:

- (1) That the draft policy be approved for consultation.

(Reason – To seek views from interested parties on the proposed policy.)

- (2) That the results of the consultation process be reported back to a future meeting of this committee.

(Reason – To inform the decision-making process in respect of the adoption of the policy.)

- (3) That the equalities impact assessment be approved.

(Reason – to have regard to the equalities implications.)

- (4) That an Appeals Panel consisting of members to be appointed by the Leader of the Council be established within the appeals process detailed in the draft policy.

(Reason – To provide member level involvement in the appeals process.)

76. CCTV IN EAST NORTHAMPTONSHIRE

The committee received a report requesting consideration of the findings from discussions with partner organisations involved in providing CCTV in East Northamptonshire and to determine whether the council would continue with funding support in the future and, if so, on what basis.

Consideration was given to the ongoing discussions that had taken place with the six town councils and Northamptonshire Police and the findings that had arisen from those meetings. Members also had regard to the key factors for CCTV provision in the future and specifically noted that the costs of breakdowns to an ageing network were being met by East Northamptonshire Council, with no capital budget provision identified within the Medium Term Financial Strategy.

The report identified four options and gave an appraisal of the impact and implications of each option:

- ENC continues with financial support as it does now but with no capital investment;
- ENC continues with financial support as it does now but with capital investment for upgrades and improvements;
- ENC continues with its financial support (either as option 1 or 2) but seeks to reduce monitoring requirements;
- ENC withdraws funding support

Having regard to the options identified within the report, Members considered the technological advances that had taken place in the ten years since the current system was established and felt that it would be possible to achieve financial efficiencies for both town councils and East Northamptonshire Council by exploring potentially cheaper and more effective equipment. The committee noted that the fee payable to BT for use of their exchange to enable the transfer of data from the cameras to the control room in Kettering had been paid for in the 2012/13 financial year. In view of this, it was considered appropriate to use the period prior to the end of the financial year to revisit the options available in light of the potential use of new and cheaper technologies.

RESOLVED:

- (1) That the current arrangement for the provision of CCTV be continued until 31 March 2013 with detailed discussions to take place with the town councils to explore potentially cheaper and more effective options for the future provision of this service, with a view to the council providing no further funding after 31 March 2013.

(Reason: To provide an opportunity to explore more viable options for the future provision of the service)

- (2) That the Equalities Impact Assessment be noted.

(Reason: To demonstrate that the committee had regard to equalities implications in considering this matter.)

- (3) That it be noted that an update report on the future of CCTV will be brought to this committee in October 2012.

(Reason: To ensure that Members are aware of the progress made in discussions prior to a formal proposal being submitted before the end of the financial year.)

77. NORTHAMPTONSHIRE COUNTY COUNCIL RESIDUAL WASTE TREATMENT AND DISPOSALS CONTRACTS

The committee considered a report in respect of the procurement of contracts by Northamptonshire County Council for the treatment and disposal of residual waste

It was reported that the development of a service level agreement had been led by Northamptonshire County Council with input from districts and boroughs from an early stage. Progress made in respect of the service level agreement had previously been reported to the Waste and Recycling Working Party. The county council had established a target of having the SLA agreed in principle with all of the partner councils by 6 July 2012 in order to comply with the procurement project timetable and its own consideration of tender submissions. It was noted that some of the detail of the agreement could not be finalised until the county council had identified its preferred bidder, and that a further report would be submitted once the final details had been agreed.

Members generally welcomed the collaborative approach that the County Council had adopted and it was felt that there were a number of significant advantages associated with this approach. It was also noted that the emphasis nationally had moved towards waste minimisation and discussions concentrated on the financial implications for waste collection authorities, such as East Northamptonshire Council, which are currently in receipt of recycling credits from waste disposal authorities, such as Northamptonshire County Council. Members felt it would be important for such implications to be detailed in future reports.

RESOLVED:

- (1) That the report and accompanying Service Level Agreement be noted.

(Reason – to note the content of the report.)

- (2) That, in principle, the Service Level Agreement be agreed, with a further report to be submitted to enable formal endorsement of the agreement.

(Reason – To meet the County Council's target of having the Service Level Agreement in principle by 6 July 2012.)

78. TENANCY STRATEGY 2012-2014

The committee considered a report which sought approval to adopt the Tenancy Strategy 2012-14, as required by the Localism Act 2011.

A draft strategy had previously been presented to the Committee on 2 April 2012 (minute 460 refers) and approved for a full four-week consultation, which took place between 4 May

2012 and 1 June 2012. Four consultation responses were received and were very supportive, which meant there were no changes to the draft strategy as a result of the consultation.

In endorsing the new strategy, Members noted that it would cover a two year period and that a full review would take place in 2014. However, as a new strategy, it was considered appropriate in the interim to delegate authority to officers, in consultation with the Chairman of the Policy and Resources Committee, to make minor amendments, where required, with significant amendments requiring the approval of the committee as a whole.

RESOLVED:

- (1) That the equalities impact assessment be noted.

(Reason: To demonstrate that the committee had regard to equalities implications in considering this matter.)

- (2) That the Tenancy Strategy 2012-14 be adopted.

(Reason – To meet the legislative requirement to have an adopted Tenancy Strategy.)

- (3) That authority to make minor amendments to the Tenancy Strategy 2012-14 be delegated to the Housing Strategy Manager, subject to consultation with the Chairman of the Policy and Resources Committee.

(Reason – To ensure that there is Member involvement and oversight of any minor amendments to the strategy.)

79. DRAFT HOUSING ALLOCATION POLICY 2012

The committee considered a report which sought approval of the draft Housing Allocation Policy 2012 for formal public consultation.

All local authorities are now required by law to publish a housing allocation policy that sets out how social housing properties in the area will be allocated. The Housing Policy Working Party had reviewed the existing policy against the new flexibilities provided by the Localism Act.

It was noted that an equality impact assessment would accompany the final version of the policy following the conclusion of the consultation process, and it was reported that an initial screening of the strategy against the Social Housing Equality Framework had not flagged up any concerns.

Members expressed concern at the lack of reference to widowers within the local connection definition, which, from an equalities perspective, needed to be addressed. Discussions also concentrated on the exclusion of Army Reservists and the Territorial Army from the description of Armed Forces Personnel. Whilst the description had been taken directly from the Localism Act, members considered that it would be unfair not to include personnel of the Army Reserve or the Territorial Army within the local connection criteria. In this context, it was felt appropriate to refer the draft policy to the Housing Policy Working Party to examine further the criteria defined within the Localism Act and bring forward recommendations in respect of the inclusion of personnel from the Army Reserve and the Territorial Army who had been on active service.

RESOLVED:

That the Draft Housing Allocation Policy 2012 be approved for consultation, and that it be referred to the Housing Policy Working Party to examine the provisions in respect of personnel from the Army Reserve and Territorial Army in the context of the Local Connection Definition, with a view to the inclusion of amended wording in the final version of the policy which will be brought back before this Committee.

(Reason – To examine what scope exists to include such reference within the draft policy prior to the commencement of consultation.)

Post Meeting Addendum To Minute:

Subsequent to the Committee meeting, officers examined thoroughly the new Allocation of Accommodation Guidance which had been issued by Government on the previous day. The guidance contained one new inclusion which had not been present in the consultation version, relating to the ability for owner occupiers to apply for social housing. The guidance clearly states that due to increasing pressures on social housing, allocation policies should only enable such households to apply for housing in exceptional circumstances - such as older people wanting to apply for sheltered housing.

The Housing Policy Working Party will therefore be asked to draft some wording for inclusion in the Housing Allocation Policy, which Members will have the opportunity to review when the final version is brought back before Committee. The wording will state that owner occupiers will be excluded from the housing register.

80. COUNCIL PROCEDURE RULE 8 – DURATION OF MEETING

At 9.25 pm, the meeting having lasted for almost two hours, it was

RESOLVED:

That the remaining business on the agenda be completed.

81. EXCLUSION OF THE PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 1, 2, 3 and 4 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

82. COUNCIL CAR SCHEME REVIEW

The Committee considered a paper providing confidential background information in respect of the council care scheme review undertaken by the Personnel Sub-Committee.

Consideration was given to the proposal to end the scheme with effect from May 2013 with all current leases not being renewed at the end of the contract arrangement. In the interests

of fairness and having regard to representations from staff, as well as noting the availability of the car loan scheme for essential car users, Members determined that it would be preferable to discontinue the scheme with effect from 29 October 2015 and to give staff the option to extend arrangements that ceased prior to that date.

The Chief Executive, having declared a prejudicial interest in this item and left the meeting, wished for it to be recorded, having regard to the recommendation from the Personnel Sub-Committee, that he would not use his unique negotiating position as Head of Paid Service to secure stronger employment protection than other staff on standard employment contracts with the authority.

It was

R.3 RESOLVED TO RECOMMEND

- (1) That the Council be minded to agree to the discontinuation of the Council Scheme on 29 October 2015, with no compensation, with staff having the option to terminate their current car lease arrangement at its natural end or extend that arrangement until 29 October 2015.

(Reason – to enable the delivery of financial savings and to respond to the representations made by staff.)

- (2) That the Council be minded to agree to continue with the current definition of the essential car user allowances, subject to a robust review annually.

(Reason – to ensure that management review whether officers designated as essential car users should continue to be regarded as such.)

- (3) That the Leader of the Council be authorised to nominate Members to negotiate on a protection and compensation package, if required.

(Reason – to enable discussions to progress with affected staff at the appropriate stage of the process.)

- (4) That formal consultation commence with staff in respect of the impact of any proposed changes.

(Reason – to commence the formal consultation process.)

- (5) That it be noted that the position of the Chief Executive is a separate contractual matter to be settled by negotiation involving the Leader of the Council and the Chairman of the Personnel Sub-Committee.

(Reason – to distinguish the separate contractual position of the Chief Executive.)

Chairman



East
Northamptonshire
Council

Personnel Sub-Committee

Minutes of a meeting held on 12 June 2012 at East Northamptonshire House, Thrapston

Present:

Councillors

Roger Glithero (Chairman)
Wendy Brackenbury
Glenn Harwood
Steven North
Jeremy Taylor

David Oliver
Katy Everitt
Glenn Hammons
Aime Armstrong
James McLaughlin

Chief Executive (DO)
Head of Resources and Organisational Development (KE)
Chief Finance Officer and Section 151 Officer (GH)
Human Resources Manager (AA)
Democratic and Electoral Services Manager (JMCL)

Action

1.0 APPOINTMENT OF CHAIRMAN

1.1 RESOLVED:

That Cllr Roger Glithero be elected chairman of the Personnel Sub-Committee.

2.0 MINUTES

2.1 The minutes of the meeting held on 25 April 2012 were approved and signed by the Chairman. **JMcL**

It was noted that two applicants had been invited to attend interviews for the Finance Manager post on the morning of 5 July 2012. It was agreed that the Leader of the Council and the Chairman of the Personnel Sub-Committee would be involved in the recruitment process on this date. **AA**

3.0 ELECTION OF VICE-CHAIRMAN

3.1 RESOLVED:

That Cllr Jeremy Taylor be elected vice-chairman of the Personnel Sub-Committee.

4.0 DECLARATIONS OF INTEREST

- 4.1 David Oliver, Chief Executive, and Katy Everitt, Head of Organisational Development, declared a personal and prejudicial interest in item 12 as they were recipients of the scheme. They left the meeting before the consideration of item 12. **JMcL**

5.0 QUESTIONS

- 5.1 There were no questions.

6.0 WORKFORCE STATISTICS

- 6.1 The sub-committee reviewed data about staff sickness, turnover and the number of staff employed.

7.0 VACANT POSTS UPDATE

- 7.1 The sub-committee received a report on:-
- (a) Vacant posts
 - (b) New posts created on the establishment
 - (c) Posts temporarily vacant
 - (d) Budget savings, and
 - (e) Empty posts/hours still on establishment but with no budget.

8.0 APPOINTMENT TO WORKING PARTIES

- 8.1 The Sub-Committee was asked to appoint members to serve on two working parties to review the Pay and Reward Strategy and to review the Returning Officer's fees. Recognising that the Leader and Deputy Leader of the Council had other significant commitments to attend to, it was agreed that the remaining members of the sub-committee would attend to these projects.

RESOLVED:

That the Chairman, Vice-Chairman and Councillor Wendy Brackenbury be appointed to work with officers to develop a Pay and Reward Strategy and review the setting of the Returning Officer's fees. **KE/AA/ JMcL**

9.0 EXCLUSION OF PUBLIC

9.1 RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

10.0 STAFF PROPOSAL 7a

- 10.1 The sub-committee considered a report detailing the progress made in respect of future shared service arrangements. It was noted that a number of positive achievements had been realised to date, but there remained a number of difficulties to be addressed. The proposed next steps included

the development of a formal shared service, formal consultation with affected staff and the decision-making process for implementation of any new arrangements.

RESOLVED:

That the report be noted.

11.0 COUNCIL CAR SCHEME REVIEW

- 11.1 The sub-committee received a report which provided comprehensive information on the council car scheme and a suite of options for the future operation of the scheme which had been prepared by the review group previously established on 29 November 2011.
- 11.2 The report detailed the risks and implications associated with each of the options and, in considering the options, Members took account of the various representations from staff currently within the scheme and those submitted by UNISON. Members had due regard to the financial implications associated with each option before identifying a proposal for recommendation to Policy and Resources Committee and subsequently for the full Council.

RESOLVED TO RECOMMEND:

- (1) That the Council be minded to agree to the discontinuation of the council car scheme, to be effective six months from the date of the full Council decision on this matter, whilst letting each lease run to its natural end with no compensation.
- (2) That the Council be “minded to” agree to continue with the current definition of the essential car user allowance, subject to a robust review annually.
- (3) That Members be nominated to negotiate on a protection and compensation package, if required.
- (4) That formal consultation commence with staff in respect of the impact of any proposed changes.
- (5) That it be noted that the position of the Chief Executive is a separate contractual matter to be settled by negotiation involving the Leader of the Council and the Chairman of the Personnel Sub-Committee.

RESOLVED:

That the Chairman and Vice-Chairman of this sub-committee be authorised to agree the wording of the above recommendations in a communication to affected staff, which will be issued at the time of the publication of the agenda for the Policy and Resources Committee meeting to be held on 2 July 2012.

Chairman



Finance Sub-Committee

Minutes of a meeting held on Monday 25 June 2012 at 7.30pm, Members Room, East Northamptonshire House, Thrapston

Present:

Councillors: Steven North (Chairman)
Glenn Harwood MBE (Vice-Chairman)
David Brackenbury
Roger Glithero JP
Glenvil Greenwood-Smith
Richard Lewis

Officers: David Oliver (DO)
Sharn Matthews (SM)
Glenn Hammons - (GH)
Katy Everitt (KE)
James McLaughlin (JMCL)

Action

1.0 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

- 1.1 Councillor Steven North was appointed Chairman of the Working Party for the ensuing year.
- 1.2 Councillor Glenn Harwood was appointed as Vice-Chairman of the Sub-Committee for the ensuing year.

2.0 MINUTES

- 2.1 The minutes of the Finance Working Group meeting held on 28 March 2012 were received and approved.

3.0 APOLOGIES

- 3.1 There were no apologies.

4.0 DECLARATIONS OF INTEREST

- 4.1 There were no declarations of interest.

5.0. REVENUE BUDGET OUTTURN 2011/12

- 5.1 GH presented a paper to the sub-committee detailing the revenue outturn expenditure against the approved budget for the financial year 2011-12, highlighting any significant under or overspend. The report also set out the position of reserves as of 31 March 2012 and carry forward requests.
- 5.2 Members noted that the approved total budget requirement for 2011/12 was £11,688,616 and this figures was inclusive of parish precepts. As the Sub-Committee was only concerned with true income and expenditure, the original revenue budget for the net cost of services was noted to have been £10,549,880. It was further noted that this figure had been revised to £10,759,430 since it was set in February 2011 by the addition of supplementary estimates totalling £207,550.
- 5.3 Members were provided with a service outturn figure for the year showing a final underspend of £582k. Members were advised that this figure took into account an estimated amount of £150k that represented costs awarded against ENC in respect of the Northdale End planning application. Without these costs the underspend would have been approximately £732k. Much of the £582k underspend was incorporated into the budget for 2012/13 and Medium-Term Financial Strategy (MTFS) which had been approved by Council in February 2012. Members noted that due to the underspend level increasing by approximately £400k in the final quarter of the year, a thorough review of the financial position was being undertaken to identify whether these savings were ongoing or a one-off. If identified as ongoing this would be reflected in the budget monitoring position for 2012/13 and the MTFS.
- 5.4 Members were provided with tables detailing:
- Actual expenditure to date against budget and the estimated outturn for the year including variance against budget
 - How total service expenditure was funded in 2011/12
 - The forecast deficit to be funded from reserves for the year
 - Impact on revenue reserves
- 5.5 Members noted the current revenue budget position for 2011/12 and the reserves position as at 31 March 2012.
- 5.4 It was

RESOLVED TO RECOMMEND:

- (1) That the carry forward requests outlined in Section 4 of the report be recommended to Policy & Resources Committee for Approval **GH/
JMCL**
- (2) That the use of the underspend in 2011/12 set out in Paragraph 5.3 of the report be recommended to Policy & Resources Committee for Approval **GH/
JMCL**

6.0 CAPITAL BUDGET OUTTURN 2011/12

- 6.1 GH presented a paper to the sub-committee detailing the capital expenditure against the approved budget for the financial year 2011-12, highlighting any significant under

or overspend. The report sought to bring to members attention the explanations for any high level variations of a material nature above the value of £10k. Members noted that the review of ENC's MTFS that had taken place between December 2011 and February 2012 had ensured the capital programme was both affordable and focussed on priorities.

- 6.2 At the point the budget was set, planned capital expenditure for 2011/12 was £3,721,000, although this had increased by £324k as a result of investment in recycling receptacles and public conveniences. The revised approved capital budget for 2011/12 was therefore £4,035,000. Members were advised that the actual capital expenditure was £2,425,000 leading to an underspend of £1,610,000.
- 6.3 It was reported that capital reserves stood at £3,430,000 at 1 April 2011 and the forecast level of reserve at 31 March 2012 was £1,902,000. The main reason for the reduction in level of reserve was the contribution to the revenue budget. It was noted that the remaining capital reserves are due to be used in 2012/13, as detailed in the Medium Term Financial Strategy, which was agreed in February 2012.
- 6.4 Members were pleased with the capital budget outturn report and discussed the implications of the underspend on the revenue budget for proposed capital borrowing and how any future short-term borrowing would be repaid.

RESOLVED:

That the report be noted.

7.0 ASSET MANAGEMENT - SALE OF BUILDINGS AND LAND PROGRESS UPDATE

- 7.1 KE presented a report to the sub-committee which provided an update on the progress of the sale of Council owned land and buildings that had been recommended for release at the Policy and Resources Committee on 13 February 2012. The phase one sites recommended for sale were:

- Rushden depot, waste recycling centre and car park;
- Two fields, Barrington Road/Newton Road, Rushden;
- 57 Newton Road, Rushden;
- Smithfield Place, Raunds;
- Grazing land, Kings Cliffe; and
- Herne Park, Oundle

7.2 Since that time progress had been made in the process of appointing agents to market and sell four of the six sites, with it being verbally reported that six agents had submitted expressions of interest by the deadline of 22 June 2012. Three local estate agents had been contacted to provide quotations for the two smaller sites at 57, Newton Road, Rushden and Smithfield Place, Raunds. An audit of the use of the car parks at the Herne Park and Rushden depot sites had been undertaken which identified that both car parks are well used during the week, although the Herne Rd car-park appear to be mostly used by nearby workers. The use of the Herne Park site reduced at weekends, although it was noted that demand for parking exceeded the provision available spaces on market days.

7.3 Members also examined the proposed phase two sites:

- The Rushden Centre, Newton Road, Rushden
- Single garage, New Road, Oundle
- Land and car park, Station Road, Rushden
- Land and car park, North Road, Rushden
- Grazing Land, off St. Marys Avenue, Rushden
- Agricultural land, rear of 37-51 Thorpe Street, Raunds
- Amenity land between 37-51 Thorpe Street, Raunds
- Grazing Land at Shelton Road, Raunds
- Land at the rear of Pound Close, Ringstead
- Grazing land at Stanwick Road, Higham Ferrers
- Field adjacent to A45
- Allotments at Crouch Road, Irthlingborough
- Old swimming pool site at Basset Ford Road, Oundle
- Area of land adjacent to Kingsmead Industrial Units, Kings Cliffe
- Kingsmead Unit 1-12, Kings Cliffe
- Enterprise Units 1-9, Raunds
- Totector site, Station Road, Rushden
- Rear of 22/23 Cosy Nook, Thrapston
- Grazing Land at Newton Road, Rushden

It was noted that some sites would be of commercial interest, whilst other sites would be of strategic interest to other public bodies within the district. It was felt that there could be a degree of flexibility as to whether the Finance Sub-Committee or Policy and Resources Committee considered future reports on these matters given the importance attached the sale or opportunity for optimisation of rental income from assets.

Action

7.4 RESOLVED:

(1) That Councillor Richard Lewis be appointed to work with the Chief Executive, Head of Organisational Development and Section 151 Officer to appoint agents and agree the sale of sites (including their value and terms and conditions). **DO/KE/GH**

(2) That all of the phase two sites be considered available for sale and reports to progress any future activity be submitted to the Finance Sub-Committee or the Policy and Resources Committee, whichever is the sooner to expedite decision-making. **DO/KE/GH**

8. EXCLUSION OF THE PUBLIC

8.1 RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 1 and 2 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

9. BUDGET DEFICIT AND COST SAVINGS

9.1 The Sub-Committee considered a paper detailing options for reducing the council's budget deficit. The paper provided information in respect of items that had been completed as part of the budget setting process earlier in the year, along with matters that were currently being progressed by CMT. Other options which had yet to be formally developed and considered, along with those which members had previously chosen not to pursue, were also detailed within the report.

9.2 Members reviewed the options presented and the progress made in various areas to date. The Sub-Committee felt that it would be prudent to review this schedule at each meeting with completed projects being removed after each report.

9.3 RESOLVED:

(1) That the report be noted.

(2) That this paper be considered on a quarterly basis by the Finance Sub-Committee. **DO/GH**

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 4 July 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 6.30 pm

Present: Councillors:-

Pauline Bradberry JP	(Chairman)
Gill Mercer	(Vice-Chairman)

Peter Baden	Ron Pinnock
Wendy Brackenbury	Anna Sauntson
Dudley Hughes JP	Phillip Stearn
Barbara Jenney	Jeremy Taylor
Andy Mercer	Robin Underwood
Bob Nightingale	Peter Wathen
Brian Northall	

Also Present: Rob Jameson - planning solicitor (Jameson & Hill)
Chris Bond - representing the Local Highways Authority
(Northamptonshire County Council)

83. WELCOME TO ROB BACK, HEAD OF PLANNING SERVICES

The Chairman welcomed Rob Back, the new Head of Planning Services, to his first Development Control Committee meeting.

84. MINUTES

The minutes of the meeting held on 13 June 2012 were approved and signed by the Chairman, subject to the wording of the first line of the third paragraph on page 38 being amended as follows:-

A proposal to defer the application for consultation with the applicant and on the grounds that the site would be unsustainable and.....

85. DELEGATIONS TO THE HEAD OF PLANNING SERVICES

There were no delegations to the Head of Planning Services.

86. APOLOGIES FOR ABSENCE

Councillors Roger Glithero, Glenn Harwood and Marika Hillson sent their apologies.

87. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

The following councillors declared a personal interest in the agenda items specified below:-

Councillors	Applications	Nature of Interest	Prejudicial
Dudley Hughes	All on the agenda	Knows Mr Bletsoe (Sainsburys site) and Mr Scott (Bridge Street site) and has visited the sites in the past	No
Andy Mercer and Ron Pinnock	All on the agenda	Members of Northamptonshire County Council, consultees, especially in relation to highways issues	No
Jeremy Taylor	All on the agenda	Governor of St. John's School, Thrapston and also has a Scott's summerhouse in his garden	No
Peter Baden, Wendy Brackenbury, Pauline Bradberry, Andy Mercer, Gill Mercer, Bob Nightingale, Ron Pinnock, Anna Sauntson, Robin Underwood	ENC/11/01660/FUL	Know Mr Scott (mainly as a former councillor)	No
Wendy Brackenbury, Pauline Bradberry, Dudley Hughes, Andy Mercer, Gill Mercer, Bob Nightingale, Ron Pinnock, Anna Sauntson, Jeremy Taylor, Robin Underwood	ENC/11/01234/FUL ENC/11/01236/CAC ENC/11/01237/LBC	Know John Richardson (as a former councillor)	No

(b) Informal Site Visits

No site visits were declared.

88. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions.

89. PUBLIC SPEAKERS

The following people spoke on the items indicated:-

- (i) Abigail Miller – Objector to applications 11/01234/FUL, 11/01/1236/CAC and 11/01237/LBC (Sainsburys)
- (ii) Roger Welchman – Objector to applications 11/01234/FUL, 11/01/1236/CAC and 11/01237/LBC (Sainsburys)
- (iii) John O’Leary – Objector to application 11/01234/FUL (Sainsburys)
- (iv) Matthew Nicholson – Applicant for application 11/01234/FUL (Sainsburys)
- (v) Councillor Michael Finch – Ward Councillor for Thrapston Market Ward – speaking in respect of application 11/01234/FUL (Sainsburys)
- (vi) Councillor David Read – Ward Councillor for Thrapston Lakes Ward – speaking in respect of application 11/01660/FUL (Scotts)
- (vii) Maggie Gatland – Agent for the Applicant – speaking in support of applications 11/01234/FUL, 11/01236/CAC and 11/01237/LBC (Sainsburys)
- (viii) Steve Gosling – speaking in support of applications 11/01234/FUL, 11/01236/CAC and 11/01237/LBC (Sainsburys)
- (vix) Roger Welchman – Agent for the Applicant – speaking in respect of application 11/01660/FUL (Scotts)
- (x) Abigail Miller – Objector to application 11/01660/FUL (Scotts)
- (xi) Chris Taylor – Objector to application 11/01660/FUL (Scotts)
- (xii) Rob Crolla – Objector to application 11/01660/FUL (Scotts)
- (xiii) Dan Bramwell – Agent for the Applicant – speaking in respect of application 11/01660/FUL (Scotts).

90. 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.

(a) Food Store Applications – Overview

The committee received a report setting out, in relation to the applications for food stores on two different sites in Thrapston (The Cattle Market and Bridge Street sites), the following issues and considerations:-

- (i) Sizes of the two proposed stores and comparison with existing local stores
- (ii) The Development Plan and the Principle of Retail Development – extracts from policies, text and evidence base in the East Midlands Regional Plan (EMRP), the Core Spatial Strategy (CSS) and the Rural North Oundle & Thrapston Plan (RNOTP)
- (iii) National Planning Policy Framework
- (iv) Guide for Members to consider Material Planning Applications
- (v) Implications of Members’ Decision.

The Cattle Market (Sainsburys) location was regarded as a town centre site and the Bridge Street (Scotts) location as an “edge of centre” development. Under (ii) above, there was an emphasis on promoting the vitality and viability of existing town centres (Policy 2.2 of the EMRP, Policy 9 of the CSS and Paragraph 7.17 of the RNOTP).

The new National Planning Policy Framework gave specific advice on how to consider applications for retail development. Paragraphs 24, 26 and 27 were considered relevant and it was noted that a sequential test should be applied to retail planning applications; the policy required applications for main town centre uses to be located in town centres and then edge of centre locations, and only if suitable sites were not available, should out of centre sites be considered, and be subject to an impact assessment if development was over a specific floorspace threshold. As the Cattle Market site was located in the town centre, sequentially it was the preferable site for a foodstore, although the Bridge Street applicant took the view that the cattle market site was not deliverable. It was noted that a Retail Assessment, including a sequential test and impact assessment, had been submitted with the Bridge Street application, and that this had been assessed by Tym and Partners. They had drawn attention to the significant proportion of retail spending lost to Thrapston as residents travelled to other towns for shopping and considered that Thrapston had the capacity to support one supermarket of the size proposed under both the applications submitted but not two.

The overview report highlighted objections to the Cattle Market site on grounds of highway safety, the impact on Heritage Assets and also on the residential amenity of those living in Market Road. However the officers felt that none of these issues were so significant that they justified refusal of the Cattle Market site application and it was noted that the Highway Authority had not objected to this proposal, whilst accepting that there were “challenges” and the situation was not perfect. In addition, nine public benefits outweighed the impact on Heritage Assets. The officers also pointed out that Policy THR3 in the RNOTP did not specifically require a mixed use for the Cattle Market site.

With regard to (iv), the officers asked members to consider very carefully 11 questions on general issues, the Cattle Market site, and the Bridge Street site.

During the discussion on the overview report, and on the specific applications, Chris Bond answered members’ questions on the highways and transportation issues. Other officers also responded to points made by members.

(b) Application EN/11/01234/FUL – Food Store, Cattle Market, Market Road, Thrapston - Sainsburys (Page 97)

The committee received an update since the report had been published, covering the following matters:-

- Addition of letter from DPP and WSP, on behalf of Scotts (summarised)
- Further comments from the Conservation Officer (trees) and Environmental Health, on hours of opening, headlights, biomass boiler and noise
- Minor corrections to the officers’ report
- Addition of reasons for granting permission
- Recommended changes to, and additional, conditions, relating to (a) gates to be provided to Pashier Gardens (b) submission of a Service Management Plan to manage deliveries (c) cctv cameras
- Further representations (a) petition from shopkeepers in support (b) King John School on safety concerns (c) Save Thrapston with 41 comments/objections (d) occupier of 26 Market Road with 13 comments (e) 7 additional letters of objection (f) 28 additional letters of support (g) e-mail from District Councillor to the Local Highways Authority (h) e-mail seeking clarification from the Vice-Chairman of the committee (i) Letters from Bramwell Associates on behalf of Scotts (j) Letter from Bletsoes (k) Letters from Wattsons, Bowls Club and Sainsburys (2)

- Officer response to comments received.

Members, having considered the issues at some length, and addressed the questions in the overview report, agreed with the conclusion of the officers that the most appropriate site for a foodstore was the Cattle Market location, consistent with planning policies and in the interests of promoting the vitality and viability of the town centre. They recognised, however, the concerns expressed about highway safety and transportation and took the view that the introduction of a one-way system, together with other measures, would address these issues. Councillor Underwood asked that a condition be imposed requiring a method statement to be submitted by the applicants relating to the construction of the retaining wall to the rear of residential properties, and Councillor Brackenbury sought the imposition of a condition restricting vehicle deliveries at school arrival/departure times.

It was therefore moved by Councillor Baden and seconded by Councillor Brackenbury –

“That planning application EN/11/01234/FUL be approved subject to a section 106 agreement and the conditions in the planning applications report, as amended by the update sheet, and with the addition of the conditions requested by Councillors Underwood and Brackenbury”.

A recorded vote was requested by Councillor Hughes and the result was as follows:-

FOR THE MOTION

Councillors Baden, Brackenbury, Jenney. Andy Mercer, Gill Mercer, Nightingale, Northall, Pinnock, Sauntson, Stearn, Taylor, Wathen and Bradberry.

AGAINST THE MOTION

Councillor Hughes.

ABSTENSIONS

None.

The motion was thereupon declared **CARRIED** and the application was **approved** on the lines of the above motion.

(c) Application EN/11/01236/CAC – Food Store, Cattle Market, Market Road, Thrapston – Conservation Area Consent (Page 97)

An update was received, referring to comments made by DPP on behalf of Scotts and the representations made by Bramwell Associates and Sainsburys.

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

(d) Application EN/11/01237/LBC – Oakleigh House, 28 High Street, Thrapston - Listed Building Consent (Page 98)

The update to the committee covered the same points shown above under (c).

Members **agreed** to **approve** the application subject to the conditions recommended in the planning applications report.

(e) Application EN/11/01660/FUL – Food Store, Land Off Bridge Street, Thrapston-Scott's (Page 98)

Four further letters of objection had been received since the publication of the planning applications report but they had not raised any new issues.

Bearing in mind the decision made under (b) above, and the advice of Tym & Partners that Thrapston had the capacity to support one supermarket of the size proposed but not two, the committee **agreed** that the Bridge Street application be **refused** for the reasons given in the planning applications report.

(Note: The meeting was adjourned at 7.52pm and recommenced at 8.05pm)

Chairman

**List Of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 4 July 2012**

11/01234/FUL

Date received Date valid Overall Expiry Ward
8 August 2011 19 August 2011 18 November 2011

Applicant **Sainsbury's And Thrapston Market Co, C T And D H Bletsoe**

Agent **Indigo Planning Limited - Mr R Crolla**

Location **Cattle Market, Market Road, Thrapston, Northamptonshire.**

Proposal **Demolition of existing livestock market, buttress wall and cold store and erection of a new food store (Use class A1) including car park, boundary treatments, associated highways access, landscaping, separate cold store and garage buildings and public realm improvements**

Decision Grant subject to Section 106 Agreement and conditions.

11/01236/CAC

Date received Date valid Overall Expiry Ward
8 August 2011 19 August 2011 14 October 2011

Applicant **Sainsbury's And Thrapston Market Co, C T And D H Bletsoe**

Agent **Indigo Planning Limited - Mr R Crolla**

Location **Cattle Market, Market Road, Thrapston, Northamptonshire.**

Proposal **Demolition of buildings comprising livestock market, buttress wall, coldstore and boundary walls**

Decision Application Permitted

Conditions/Reasons:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, planning permission has been granted for the redevelopment for which the contract provides, and evidence of such a contract has first been produced to the Local Planning Authority.

Reason: In the interests of preserving the character and appearance of the Conservation Area.

2. The works hereby permitted shall be carried out strictly in accordance with the approved plans (PL100/B, PL25/*, PL02/B, PL03/B, PL04/E, PL30/B, PL31/B, PL32/B and PL33/*, SL201/P02, SL202/P02, SL203/P01, 12702a_ OGL/B received on 08 August 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.

Date received Date valid Overall Expiry Ward
9 August 2011 19 August 2011 14 October 2011

Applicant **Sainsbury's And Thrapston Market Co, C T And D H Bletsoe**

Agent **Indigo Planning Limited - Mr R Crolla**

Location **Oakleigh House, 28 High Street, Thrapston, Kettering.**

Proposal **Demolition of the buttress wall which forms the western boundary to the curtilage of Oakleigh House and reinstatement of the northern section of the wall, erection of boundary treatments and replacement of paving**

Decision Application Permitted

Conditions/Reasons:

1. All pointing and bedding of masonry shall be carried out using a pure hydraulic lime mortar mix (no cement), the exact composition of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Following this, a representative sample panel of no less than 1 metre squared of pointing shall be prepared for the inspection and approval of the Local Planning Authority. Development shall be carried out in accordance with the approved mix and in accordance with the sample panel.

Reason: In the interest of preserving the historic character, fabric and appearance of this listed building and its setting.

2. The works hereby permitted shall be carried out strictly in accordance with the approved plans (PL101/B, PL02/B, PL19/A and PL21/E, SL201/P02, SL202/P02, SL203/P01, 12702a_ OGL/B received on 08 August 2011 and PL401/P04 received on 14 June 2012) 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
12 October 2011 14 October 2011 13 January 2012

Applicant **D J Scott**

Agent **DPP LLP - Mr R Welchman**

Location **Land Off, Bridge Street, Thrapston, Northamptonshire.**

Proposal **Erection of Class A1 retail foodstore and associated service areas, car parking spaces, landscaping, access improvements and associated works following the demolition of existing buildings on the site Condition 14 - plant/ducting system Consition 20 - bus shelters**

Decision Application Refused

Conditions/Reasons:

1. Whilst research has identified that the localised convenience goods retention rate is low within Thrapston and that the town would benefit from one foodstore of an appropriate scale to retain spending, the thrust of both national and local planning policy is that retail development should be focused in town centres. This application relates to an edge of centre site.

The NPPF identifies the need for such sites to satisfy both a sequential test and impact assessment. Policy 9 in the North Northamptonshire Core Spatial Strategy indicates that the town centres will be strengthened as the focus of retail development. Policy THR2 in the Rural North Oundle and Thrapston Plan identifies that whilst the retail offer needs to be improved in Thrapston it must enhance and not threaten the viability of existing local businesses.

The sequential test has not been met as there is an alternative site within the town centre which is suitable, available and viable.

In addition, whilst the submitted impact assessment supports the earlier research that one foodstore would not have a significantly adverse impact on the vitality and viability of Thrapston, it has not demonstrated that two foodstores would not have a significant adverse impact.

The proposal is therefore contrary to advice in the NPPF and also Policy 9 in the North Northamptonshire Core Spatial Strategy and Policy THR2 in the Rural North Oundle and Thrapston Plan.