

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 105)

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 106)

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 107)

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 Application Permitted subject to a Section 106 Agreement

Conditions/Reasons:

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The net sales floorspace of the supermarket shall not exceed 1,905 sq m of which no more than 1745 sq m shall be used for the sale of convenience goods and no more than 140 sq m shall be used for the sale of comparison goods.
Reason: to define the permission and ensure that any impact on other centres is controlled in line with the NPPF.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order with or without modification) no internal alterations shall be carried out which would result in a) an increase in the total gross floorspace of the development; or b) the subdivision of the unit.
Reason: to control the size of the store and ensure that any impact on other centres is controlled in line with the NPPF.
4. The works hereby permitted shall be carried out strictly in accordance with the approved plans (PL01/E received on 22 November 2011, PL03/B, PL04/E PL06/B, PL07/B and PL08/C, PL10/B, PL11/B, PL12/B, PL13/C, PL15/A, PL16/B, PL17/D, PL19/A, PL20/C, PL21/E, PL22/C, PL23/C, PL25/*, PL30/B, PL31/B, PL32/B PL33/*, SL201/P02, SL202/P02, SL203/P01, 12702a_ OGL/B received on 08 August 2011, PL05/C received on 03 November 2011, PL09/C received 22 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.
5. Prior to the commencement of the development hereby permitted a scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority and

the work shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.

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

6. Prior to the commencement of development details of the proposed gates to the service yard shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details, and the gates shall be in place prior to the first use of the service yard.

Reason: To ensure that the appearance of the development is satisfactory.

7. Prior to the commencement of development the brick to be used for all boundary walls shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.

Reason: To ensure that the appearance of the development is satisfactory.

8. The steel posts and steel security mesh, of proposed fence type 2, shall not be visible from any public vantage points.

Reason: To ensure that the appearance of the development is satisfactory.

9. All boundary treatment shown on the submitted plans (ref 2007-012/PL17D and 2007-012/PL13C received 8 August 2011) shall be in place prior to the first use of the development hereby approved.

Reason: To ensure that the appearance of the development is satisfactory

10. Prior to the commencement of the development hereby permitted full engineering and constructional details of the Off Site Highway Works, including public transport infrastructure enhancements, shall be submitted to and gain the written approval of the Local Planning Authority. The Off Site Highway Works shall thereafter be constructed in accordance with such approved details prior to the commencement of development.

Reason: In the interest of highway safety.

11. Prior to the commencement of the development hereby permitted full engineering and constructional details of the High Street Access supported by a Quality Audit shall be submitted to and gain the written approval of the Local Planning Authority.

The Quality Audit shall include:

- i. Visual quality audit;
- ii. Review of how the area will be used by the community;
- iii. A road safety audit, including a risk assessment;
- iv. Access audit;
- v. Walking audit;
- vi. Cycle audit
- ;vii. Non-motorised audit; and
- viii. Place check audit.

The works shall then be completed in accordance with such approved details prior to the occupation or first use of the development.

Reason: In the interest of highway safety.

12. Prior to the commencement of the development hereby permitted an updated assessment of the Midland Road/Bridge Street/High Street/Cosy Nook roundabout shall be submitted to and gain the written approval of the Local Planning Authority. The updated assessment shall take into account the cumulative impact of developments in Thrapston for the future year of 2021 including identification for consideration of any works or initiatives to address any impacts identified. Any works identified and approved by the Local Planning Authority in writing shall thereafter be completed prior to occupation or first use of the development.

Reason: In the interest of highway safety.

13. Prior to the commencement of the development hereby permitted, details of Charter Fair Traffic Management Plan, to accommodate the Thrapston Charter Fair, shall be submitted to and gain the written approval of the Local Planning Authority. The temporary traffic management approved shall be implemented, maintained and removed in accordance with the Charter Fair Traffic Management Plan or such other plan as may subsequently be approved by the Local Planning Authority.

Reason: To ensure that the proposed mitigation scheme does not impede the holding of this yearly event in the town.

14. Vehicular visibility splays of 2.4m (measured from the carriageway channel along the centre line of the access/street) by at least 33m in both directions (measured from the centre of the access/junction along the carriageway edge). Any features within the resultant area triangular areas shall not exceed 0.9m above carriageway level.

Reason: In the interest of highway safety.

15. Prior to first use or occupation, the proposed service yard shall be clearly marked on site to identify the area required for manoeuvring vehicles within the yard. The area so marked shall remain unobstructed and available for its intended use at all times.

Reason: In the interest of highway safety.

16. The means of security of the vehicular accesses shall be submitted to and gain the written approval of the Local Planning Authority. Such details shall include that no means of security, gate or bar shall be able to open over the highway.

Reason: In the interest of highway safety.

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

Reason: To ensure that the development is sustainable in accordance with national government advice contained in, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

18. The proposed development shall not begin until a scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site, based upon sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

19. No infiltration of surface water into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it is demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contamination migration. Soakaways should not be located in areas of potential contamination.

- 20.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.
- 21.The kerb line of Market Road, in the vicinity of Peace Park, shall not be moved closer to the existing lime trees. In addition, any re-grading works within this area shall be kept to a minimum and an arboricultural method statement for any such works shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development. Development shall be carried out in accordance with any method statement that may be approved.
Reason: To ensure the existing trees are not damaged in the interest of the amenity of the area.
- 22.Prior to the commencement of development an implementation scheme for the soft landscape proposals shown on drawing ref PL401 Revision P04 received 14 June 2012 shall be submitted and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with this scheme.
Reason: In the interest of visual amenity
23. Prior to the commencement of development a Low Zero Carbon (LZC) Feasibility Study shall be carried out by an independent energy specialist to establish the most appropriate LZC energy source for the development in order to achieve a target of at least 30%, with a minimum of 10%, of the demand for energy. The feasibility study should cover as a minimum energy generated by LZC source per year, payback, land use, noise, whole life cost impact of potential specification in terms of carbon emissions, any available grants, all technologies appropriate to the site, energy demand of the development, reasons for excluding other technologies and should include technical and economic viability assessment supporting actual target if less than 30%.
Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.
- 24.The scheme shall achieve, at the least, the BREEAM rating “very good”.
Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.
- 25.Prior to the commencement of development, a scheme for the provision of external CCTV covering vulnerable areas around the store, pedestrian routes and car parking, which shall include the provision for external real time monitoring and recording provision by the applicant, shall be submitted to and approved by the Local Planning Authority in writing. Such approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.
Reason: In the interest of crime prevention.
- 26.The biomass boiler shall be installed and maintained in line with the manufacturers guidelines. In particular, this shall be in accordance with the specifications provided by Eco Link Resources Ltd summarised in table 16 of the Air Quality Assessment. Namely the stack height shall be 8.4m in height and the stack location co-ordinates shall be 499563, 278579. Any change to these details shall be submitted to and approved by the Local Planning Authority in writing.
Reason: In the interest of air quality
- 27.The biomass boiler shall only be operated using clean wood pellets that comply with a

recognised fuel quality standard (such as CEN/TS 14961:2005).

Reason: In the interest of air quality

28. There shall be no dark/black smoke from the biomass boiler stack at any time.

Reason: In the interest of air quality

29. Prior to the installation of the biomass boiler, a written schedule of maintenance, shall be submitted to and approved by the Local Planning Authority in writing. This shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning, how incidences of boiler or abatement system failure will be identified and mitigated. This maintenance schedule shall be implemented in perpetuity.

Reason: In the interest of air quality.

30. 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 characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

This must be conducted in accordance with 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

31. 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.

32. 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.

33. 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.

34. 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.

35. Before the development is commenced a scheme for noise reduction shall be submitted and approved by the Planning Authority in writing so as to ensure that road traffic noise from the store including delivery vehicles shall not give rise to external noise levels in the development area in excess of 61 dB(A) Leq 3 hour.

Reason: In the interest of residential amenity

36. Prior to the first use of the premises, details of any plant (including ventilation, refrigeration, bio mass boiler and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed the background levels when measured as a 5 minute LAeq at the nearest residential property. The equipment shall be maintained in a condition so that it does not exceed that background level as described above, whenever it is operating. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: In the interest of residential amenity

37. The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142:1997 Rating for industrial noise affecting mixed residential and industrial areas) shall be at least 5dB below the existing measured background noise level LA90,T during the night time period. For the purpose of the assessment the authority will accept 23:00-07:00 hours as covering the night time period.

Reason: In the interest of residential amenity

38. The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142:1997 Rating for industrial noise affecting mixed residential and industrial areas) shall be at least 5dB below the existing measured background noise level LA90,T during the day time period. For the purpose of the assessment the authority will accept 07.00 –23.00 hours as covering the day time period.

Reason: In the interest of residential amenity

39. The applicant shall submit to and gain the written approval from the Local Planning Authority of the exact specification for any noise mitigation including the louvered enclosure around the building services plant and bio mass boiler prior to installation. The applicant shall demonstrate that there are no one third octave bands that are more than 10dB dominant than their nearest neighbour.

Reason: In the interest of residential amenity

40. Prior to the first operation of the premises a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of

the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme and the manufacturers instructions. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: In the interest of residential amenity

41. There shall be no servicing of the building, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the application site,
Before 08.00 hrs or after 20.00 hrs Mondays to Fridays,
Before 08.30 hrs or after 18.00 hours Saturday, or
At any time on Sundays or bank Holidays.

Reason: In the interest of residential amenity

42. Any delivery vehicles which are not able to access the site immediately to load or unload must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store.

Reason: In the interest of residential amenity

43. Doors on any unused loading bays shall be kept closed at all times whilst not in use.

Reason: In the interest of residential amenity

44. Vehicle radios and headlights shall be turned off during unloading/loading

Reason: In the interest of residential amenity

45. No ancillary use of the delivery area or yard is allowed at night without the written permission of the LPA.

Reason: In the interest of residential amenity

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

i.

Overall strategy for managing environmental impacts and control of pollution which arises during demolition and construction.

ii. A full asbestos survey

iii. Measures to control the emission of dust and dirt during construction

iv. Control of noise emanating from the site

v. Hours of construction work to be limited to between 08:00 – 18:00 Monday to Friday and between 09:00 – 13:00 on Saturdays. No construction work (other than emergency works) on Sundays or Bank Holidays (unless otherwise agreed in writing by the Local Planning Authority)

vi. No deliveries to be made to the site before 9:15 am and after 3:00pm on school days.

vii. Limits to deliveries to the site on non school days (to include 9.00 to 13.00 Saturdays and no movements Sundays and bank holidays)

viii. No deliveries on the day of the Charter Fair

ix. A daily log of all vehicles attracted to the site to be kept and made available for inspection

x. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and temporary infra-structure within the site

xi. Designation, layout and design of construction access points;

xii. Directional Signage (on and off site)

xiii. Provision for emergency vehicles

xiv. Provision for all site operatives, visitors and construction vehicles loading and

unloading plant and materials solely within the site;

xv. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site

xvi. Details of measures to prevent mud and other materials migrating onto the highway from construction or demolition vehicles (If this includes wheel washing plant and equipment, the location of this).

xvii. Storage of plant and materials used in constructing the development within the site

xviii. all mechanical plant used on site to be maintained, serviced and operated so as to minimise noise emissions. In particular, earth moving equipment, power generators, pumps and any other plant required to be operated on a continuous basis shall be silenced to the extent necessary to minimise the potential for disturbance of local residents.

xix. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

xx. All loaded lorries leaving the site to be securely and effectively sheeted

xxi. Piling

xxii. Site contact details

Reasons: To ensure the amenity of any neighbouring premises is protected from noise, dust and vibration. In order that the proposed construction operations do not prejudice highway safety nor cause inconvenience to other highway users. To ensure that construction traffic is directed along routes which are satisfactory and which minimise the impact of construction on others

47. Prior to the commencement of development, a scheme detailing the provision and maintenance of external lighting, which shall include light level calculations in designated areas rather than the overall areas, switching/dimming and uniformity details, shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use / prior to occupation and retained thereafter in perpetuity.

Reason: In order to ensure adequate safety and security on site.

48. Prior to commencement of the development the developer details of the proposed internal lighting of the premises shall be submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to information on the type of lighting to be installed and what effect this will have on residential premises facing the site; what lights will be turned off after trading hours and how this will be managed and controlled.

Reason: In the interest of residential amenity

49. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted Bat Survey Report and Mitigation Strategy dated 3 August 2011 and received by the local planning authority on 8 August 2011.

Reason: In the interests of ecology and biodiversity

50. Prior to the first opening of the store to customers, gates shall be provided to Pashler Gardens, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that visitors to the store and employees do not park within this area.

51. Prior to the first opening of the store, a Service Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with this plan in perpetuity.

Reason: In the interest of amenity.

52. Prior to the commencement of development, as part of the Service Management Plan, a scheme to avoid deliveries to the store at school dropping off and pick up times shall be submitted to and agreed with the Local Planning Authority in writing. Development shall be carried out in accordance with this approved scheme.

Reason: In the interest of the safety of school children accessing the school.

53. Prior to the commencement of development a method statement for the construction of the retaining wall to the rear of the residential properties in Market Road, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason: In the interest of amenity

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 Thrapson, 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.

DEVELOPMENT CONTROL COMMITTEE

Date: 11 July 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

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

91. MINUTES

Members decided that the minutes of the meeting on 4 July 2012 should be presented for approval at the next meeting of the committee.

92. APOLOGIES FOR ABSENCE

Councillors Bob Nightingale and Anna Sauntson sent their apologies.

93. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(b) Declarations of Interest

The following announcement was made:-

"Members will be aware that the old Standards framework ceased to govern the conduct of councillors on 1 July 2012. Whilst this Council has previously indicated its intent to adopt a new code of conduct for councillors at its annual meeting, it did not, at that time, have the legal ability to do so. Consequently the Council will be asked at its meeting on 16 July to confirm its adoption of the code of conduct considered at the annual meeting, and to give effect to the proposed new standards regime within the district from that date onwards.

Members are advised to abide by the spirit of this code. The proposed code of conduct at section 2.5.3 asks Members to consider their position carefully before participating in any decisions or activity, especially in respect of regulatory activities such as planning. This section of the draft code requires Members to consider whether there is a need to declare any DPI or other conflict of interest or circumstance where their ability to make an impartial decision may be called into question. In such a circumstance, Members must consider whether it is appropriate to participate in the discussions or debate on a particular matter".

The following interests were declared in the agenda items specified below:-

Councillors	Applications	Nature of Interest	DPI
Andy Mercer	EN/11/01152/FUL (Warmington)	Serves on an NCC committee set up to look at issues relating to the non-adoption of roads in the county	No
Jeremy Taylor	EN/11/01152/FUL (Warmington)	Lives in a house built by Stamford Homes (the predecessor of Linden Homes Midlands)	No
Barbara Jenney	EN/11/01575/OUT (Rushden)	Knows a speaker	No
Robin Underwood	EN/11/01575/OUT (Rushden)	Knows an objector and has used the same agent to submit a planning application	No
Pauline Bradberry	EN/12/000671/FUL (Higham Ferrers)	Former Director of Spire Homes, owners of the site	No
Pauline Bradberry	EN/12/00777/FUL (Collyweston)	Knows the speaker	No
Glenn Harwood, Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock, Robin Underwood	EN/12/00790/RWL (Rushden)	Members of Rushden Conservative Club	No
Pauline Bradberry	EN/12/00790/RWL (Rushden)	Member of the Conservative Party (but not Rushden Conservative Club)	No
Andy Mercer	EN/12/00822/FUL	Member of the ENC Working Party dealing with the replacement of the Nene Centre roof	No

Councillor Andy Mercer left the room before the voting on the two applications on which he had declared interests.

(b) Informal Site Visits

The following councillors advised that they had visited the sites of the applications specified:

Councillor Jeremy Taylor ENC/11/01152/FUL (Warmington)
Councillor Marika Hillson ENC/11/01811/FUL (Irthlingborough).

94. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided them with an update on the conditions and comments that had been agreed for -

- Leigh House, Portland Road, Rushden (12/00414/VAR)
- 30 Woodnewton Road, Nassington, (12/00152/FUL) following the granting of the applications at the meeting held on 23 May 2012, and
- Station Road, Higham Ferrers (12/00648/OUT) and
- Land Adjacent Skew Bridge Ski Slope, Rushden (12/00688/RWL) following the granting of the applications at the meeting held on 13 June 2012.

Councillor Taylor asked that he be alerted once the negotiations on the rewording of the condition relating to the Nassington application had been concluded. It was reported that a further report would be made to the meeting on 25 July.

95. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) **Mr Barry Maynard** - EN/11/01152/FUL - Land adjacent 16 Stamford Lane, Warmington (applicant)
- (ii) **Mr Tony Murphy** - EN/11/01152/FUL - Land adjacent 16 Stamford Lane, Warmington (objecting on behalf of residents)
- (iii) **Councillor David Brackenbury** - EN/11/01152/FUL - Land adjacent 16 Stamford Lane, Warmington (Ward member - presenting a letter on behalf of a local school)
- (iv) **Councillor David Jenney** - EN/11/015175/OUT - 119 High Street, Rushden (Speaking on behalf of Rushden Town Council as Chairman of Planning)
- (v) **Mr John Sidey** - EN/11/015175/OUT - 119 High Street, Rushden (Architect speaking on behalf of the applicant)
- (vi) **Mr Tim Coleby** - EN/12/00417/OUT Vehicle Depot and adjacent land, Kettering Road, Islip (Agent for applicant)
- (vii) **Mrs Sergeant** - EN/12/00671/FUL - Land off Elizabeth Way, Higham Ferrers (objector)
- (viii) **Mr Keith Williamson** - EN/12/00777/FUL - 18 Main Road, Collyweston (applicant)
- (vix) **Councillor David Jenney** - EN/12/000790/REN - 48 High Street, Rushden (Speaking on behalf of Rushden Town Council as Chairman of Planning)
- (x) **Mr Chris Neale** - EN/12/00822/FUL - Nene Community Centre, Thrapston (supporter - with conditions).

96. 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) **EN11/00827/FUL - Longbrook Farm, Winwick Road, Thurning PE8 5RG (page 116)**

The committee was advised that this application, for the erection of a twin bladed wind turbine mounted on an 18 metre high lattice mast on a 5m² concrete base, had been **withdrawn** from the agenda to enable further investigation to be undertaken into a suggestion that computer modelling could be carried out to determine when shadow flicker

would affect the road and that this together with a light monitor, could be used to switch the proposed turbine on and off.

(ii) EN/11/01152/FUL - Land Adjacent 16 Stamford Lane, Warmington, PE8 6TW (page116)

The committee was presented with an application which sought permission for the erection of 25 residential dwellings which consisted of 10 two-bedroom houses, 6 three-bedroom houses, 7 four-bedroom houses and 2 five-bedroom houses with associated garages, roads, sewers, landscaping and ancillary works.

An update was received covering -

- five corrections to the planning applications report
- four responses to matters raised in the report
- section 106 issues (affordable housing tenure, pedestrian link, fire and rescue and lighting for 'bus shelters)
- Further representations from the occupiers of 15 Pierce Crescent and 26 Stamford Lane, with officer comments, e-mail from a local resident, 11 comment cards, and comments from the Head of Warmington School
- Amended conditions 2 (materials) 4 (scheme for open space area) 26 (sustainability) and 27 (energy demand) and 29 (drawing numbers).
- New condition 30 (alternative site waste management plan)
- Other matters (cumulative effect of development proposals; additional information on waste collection.

Members were generally supportive of this proposal but highlighted the fact that the highway would not be constructed to adoptable NCC standards but rather the estate streets in development would be managed by a management company. The officers explained that it was not possible to impose a condition insisting that the highways should be adopted. The Solicitor to the Council suggested a condition requiring the highways to be constructed "to adoptable standards" could be a way forward but it would be necessary for the application to be deferred for discussions with the applicants.

The committee **agreed** to **defer** the application for these discussions to take place and to reconsider it at a future meeting.

(iii) EN/12/001575/OUT - 119 High Street, Rushden, NN10 0NZ (page 116)

The committee was presented with an application which sought permission for the erection of four two-bedroom flats and two one-bedroom flats.

An update sheet was submitted -

- amending the description of the proposal
- removing condition 1 in the planning applications report
- amending condition 6
- summarising further comments received from 123 - 125 High Street and Wooding Bakery
- Comments from the Local Highways Authority,
- Officers' responses to points raised.

The committee expressed concerns about this development, and was not minded to support the officers' recommendation for approval. It was therefore **agreed** to **refuse** the application

on the grounds of overdevelopment, poor use of the site, loss of residential amenity, and design (contrary to Design Plan), with the precise wording of the reasons for refusal to be **delegated** to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward member.

(iv) EN/11/01811/FUL – 65 Station Road, Irthlingborough NN9 5QE (page 117)

The committee was presented with an application which sought permission for the change of use of the existing building from general industrial B2 to a country store A1, formation of car park and compound and minor alterations to elevations.

Members received an update covering (a) sequential testing and (b) an additional condition relating to sale of bulky items.

The committee **agreed** to **grant** the application subject to the conditions recommended in the planning applications report as amended by the update report.

(v) EN/12/00417/OUT - Vehicle Depot and adjacent land, Kettering Road, Islip (page 120)

Members considered an outline application which proposed redevelopment of a vehicle depot on the 28.88 hectares site which involved the demolition of existing buildings and the development of a single building. The scheme was a revision to an application that members had recently approved.

An update sheet was submitted requesting an additional condition about the B1 office floor space being ancillary to the predominant B8 storage use. It was also confirmed that the Conservation Officer was content with the landscaping condition recommended, and that the north eastern section of the site was not covered by Policy 17 in the RNOTP.

A number of concerns were expressed by members about the amount of warehouse space, and the effect on visual amenity and wildlife. It was therefore moved by Councillor Brackenbury and seconded by Councillor Hughes –

“That planning application EN/12/00417/OUT be refused on the grounds (a) that it is contrary to RNOT Policy 17, (b) of visual amenity (c) the scale of the proposal and (d) the concerns expressed by the Wildlife Trust”

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

FOR THE MOTION:

Councillors Baden, Brackenbury, Hughes, Taylor and Wathen.

AGAINST THE MOTION:

Councillors Glithero, Harwood, Hillson, Jenney, Northall, Pinnock, Stearn and Bradberry.

ABSTENSION:

Councillors Andy Mercer, Gill Mercer and Robin Underwood.

The motion was thereupon declared **LOST**.

A subsequent motion was then **agreed to delegate approval** of the application to the Head of Planning Services upon the completion of satisfactory bat surveys as set out in the Interim Bat Survey Report dated June 2012 and subject to the conditions recommended in the planning applications report (as amended by the update report) and the completion of a S106 agreement covering the six points in the report. Members further **agreed**

- that, should the agreement not be signed within 6 months of the decision, the application be reported back to the committee for further consideration
- that the details referred to in conditions 5 and 6 (external materials and boundary treatments) be approved in consultation with Ward members.

(vi) EN/12/00623/FUL – Former Station Yard, Station Road, Nassington PE8 6QB (page 125)

The committee considered a retrospective application for a building for a sign writing business. An update sheet was submitted, summarising the objection of Nassington Parish Council and the occupants of 72 Station Road.

Members voiced concerns that they were not seeing the whole picture relating to the former station yard at one moment in time, in view of a previous retrospective application agreed on 2 May 2012. They **agreed to defer** the application to enable consultation to take place with the Enforcement Officers and for the submission of a proper parking plan for the proposal.

(vii) EN/12/00671/FUL – Land off Elizabeth Way, Higham Ferrers (page 127)

A proposal for the demolition of existing garages and the construction of four new dwellings with associated parking was considered.

Members drew attention to two previous applications affecting this site - both of which had been refused. They expressed a number of concerns about the current proposal and did not concur with the recommendation for approval in the planning applications report.

It was **agreed** that the application be refused on the following grounds -

- Lack of private amenity space
- Conflict with the National Planning Policy Framework design
- Cramped development (size and massing)
- Too overbearing on adjoining properties
- Insufficient parking provision

and that the precise wording of the grounds of refusal be **delegated** to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward member.

(viii) EN/12/00777/FUL - 18 Main Road Colleyweston, Stamford PE9 3PF (page 126)

The proposal before the committee involved a revised scheme for the erection of a garage for caravan and two cars.

The committee **agreed to refuse** the application for the reasons recommended in the planning applications report.

(viii) EN/12/00790/RWL – 48 High Street South, Rushden NN10 0QX (page 127)

Members considered a renewal of planning permission for residential development of 5 new apartments, and noted an update setting out the objections of Rushden Town Council and the comments of the Local Highways Authority. It was noted that a recommended condition could not be added as the proposal was a replacement of a previous planning permission and circumstances had not changed. It was therefore proposed by the officers that a condition imposed by the Planning Inspector be re-used.

Members made it clear that, whilst understanding that the committee had little choice but to approve the application, they had disagreed with the Planning Inspector's decision to allow the appeal on the previous application in July 2009.

The committee **agreed to grant** the application subject to the conditions recommended in the planning applications report as amended by the update sheet.

(x) EN/12/00822/FUL – Nene Community Centre, Cedar Drive, Thrapston NN14 4JY (page.128)

The committee had before it an application for the replacement of the existing roof at the Centre. An update was provided, with additional comments from the occupier of 6 Brambleside, confirmation from the Council's Environmental Protection Team that they had no objection to revised drawings, and confirmation from the applicant's agent that details A to E on the proposed roof plan were not part of the planning application.

The committee **agreed to grant** the application subject to the conditions recommended in the planning applications report, and to the **details** to be submitted pursuant to the conditions being **approved** by the Head of Planning Services in consultation with the Chairman, Vice-Chairman and Ward member.

97. OTHER ISSUES DURING CONSIDERATION OF THE PLANNING APPLICATIONS REPORT

(a) Continuation of the meeting

As the business of the meeting had not been concluded by 9pm, it was

RESOLVED:

That the meeting continue until 9.30pm or the completion of business.

(b) Location Plans in the Officers' Report

Councillor Taylor asked that the location plans at the commencement of each planning application to be considered by the committee be improved, to foster greater understanding of the exact position of the proposed development in the parish or town, with the addition of street names. The Head of Planning Services undertook to introduce the appropriate improvement.

(c) Same site applications - Concurrent consideration

Members, considering application EN/12/00623/FUL - Former Station Yard, Station Road, Nassington - made a plea for differing applications affecting a common site to be considered concurrently in future.

98. APPEALS DECISION MONITORING REPORT

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on one appeals decision from the Planning Inspectorate between 28 May 2012 to 22 June 2012.

Chairman

**List Of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 11 July 2012**

11/00827/FUL

Date received	Date valid	Overall Expiry	Ward
26 May 2011	30 June 2011	25 August 2011	

Applicant **N C Paske Farming**

Agent **Segen Ltd - Henrietta Hopkins**

Location **Longbrook Farm, Winwick Road, Thurning, Peterborough.**

Proposal **Installation of a 11KW wind turbine mounted on an 18 metre lattice mast on a 5m2 concrete base.**

Decision The application was withdrawn from the agenda.

11/01152/FUL

Date received	Date valid	Overall Expiry	Ward
22 July 2011	5 August 2011	4 November 2011	

Applicant **Linden Homes Midlands - Mr Barry Maynard**

Agent **Norton Design Company - Mr David Somerville**

Location **Land Adjacent 16, Stamford Lane, Warmington, Peterborough.**

Proposal **Erection of 25 no. residential dwellings with associated garages, roads, sewers, landscaping and ancillary works**

Decision Defer to provide members with more information in relation to the adoption of the roads and also to be referred back to the waste officer.

11/01575/OUT

Date received	Date valid	Overall Expiry	Ward
3 October 2011	17 January 2012	13 March 2012	

Applicant **Mr Surjit Singh Chetan**

Agent **Mr Jon Sidey**

Location **119 High Street, Rushden, Northamptonshire, NN10 0NZ.**

Proposal **Outline: 6 No flats - 2 x one bedroom and 4 x two bedroom**

Decision Refuse on the grounds of design and the residential amenity of the occupiers of the flats. Wording of refusal reason to be agreed with Chairman/Vice-Chairman and Ward Members.

Date received Date valid Overall Expiry Ward
7 November 2011 22 November 2011 17 January 2012

Applicant **Countrywide Farmers PLC**

Location **65 Station Road, Irthlingborough, Wellingborough, Northamptonshire.**

Proposal **Change of use from B2 (General Industrial) to A1 Countrystore, formation of car park and compound and minor alterations to 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. Notwithstanding the submitted details, full details of the roofing material, including colour and finish details shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of visual amenity and to ensure a satisfactorily elevational appearance for the development.
3. This permission does not confer consent for the 2.4 metre high 'palisade' fencing and gates shown on drawing number: 001.117.004-2. Prior to commencement of development, details of alternative fencing and gates shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the design, colour and finish details of the fencing and gates. The development shall thereafter be carried out in accordance with the details so approved.
Reason: In the interest of visual amenity.
4. The existing entrance door, identified on the submitted drawings as 'porch', on the southeast elevation of the building shall be bricked up using materials which match the existing building in material and colour, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory elevational appearance for the development.
5. Prior to commencement of development, details of the no dig construction method for the parking space and driveway portion to the northern and eastern part of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the protection of trees and in the interest of visual amenity.
6. Prior to commencement of development, full details of planting for the proposed landscaped area in the southwest corner of the site, shall be submitted to and approved in writing by the Local Planning Authority. The planting shall thereafter be provided strictly in accordance with the details so approved in the first planting season following the first

occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

7. Full construction details of the car park and driveway, including materials and levels, shall be submitted to and approved in writing by the Local Planning Authority. The car park and driveway shall be provided prior to country store is first brought into use and the parking and driveway facilities shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

8. Details of a scheme to demark the delivery and collection area on the west side of the building shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The delivery and collection area shall thereafter be provided and retained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

9. Prior to commencement of development, details of cycle parking, including their location, number and design shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided and retained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage alternative modes of transport in accordance with the NPPF.

10. Development shall proceed in accordance with the recommendations and mitigation measures detailed in the submitted Ecology Survey dated September 2011, received by the Local Planning Authority on 7 November 2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development on local wildlife.

11. 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 and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the local planning authority 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 local planning authority without delay upon completion.

- b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority. This must be conducted in accordance with 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.

12. 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 Local Planning Authority. 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 Local Planning Authority. 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.

13. 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 Local Planning Authority.

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

14. On completion of remediation, two copies of a closure report shall be submitted to the Local Planning Authority. 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.

15. If, during development, contamination not previously considered is identified, then the Local Planning Authority 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 Local Planning Authority.

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

16. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended drawing number Co/Ir/01a, received by the Local Planning Authority on 18 June 2012; drawing number: 20351_03_001, received on 11 April 2012; drawing numbers: 001.117.004-2, 001.117.004-1, received 7 November 2011; and amended location plan received 31 January 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.

17. The primary use of the building should be for the sale of bulky items. Prior to the first occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail the proportion of bulky items sold from the premises and the ground floor area used for the sale of the items. The scheme shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proposal would not have an adverse effect on the retail functions of the town centre.

Date received	Date valid	Overall Expiry	Ward
8 March 2012	16 March 2012	15 June 2012	

Applicant **Greatline Developments Ltd**

Agent **Roger Tym And Partners - Mr T Coleby**

Location **Vehicle Depot And Adjacent Land, Kettering Road, Islip, Northamptonshire.**

Proposal **Outline: Demolition of existing buildings and redevelopment comprising a single building of 92,902 sqm B8 (storage and distribution) with 4,645 sqm B1 (office) floorspace; new access; associated roads, parking/servicing and landscaping (revision to planning permission ref EN/10/01025/OUT) All matters for determination with the exception of appearance which is reserved for later approval**

Decision Grant subject to S106.

Conditions/Reasons:

1. Development shall not commence until details of the appearance of the new development (hereinafter called the reserved matter) shall be obtained from the local planning authority.
Reason: The application is in outline only and the reserved matters referred to will require full consideration by the local planning authority.
2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.
4. A detailed cut and fill analysis shall be submitted for approval in writing by the local planning authority to confirm the final slab level of the building and the levels of the wider site. The construction of the building and regrading of the site shall thereafter be carried out in accordance with the levels that have been approved in writing by the local planning authority.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
5. Prior to the commencement of development details of all external materials shall be submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved details.
Reason: In the interest of amenity
6. Prior to the commencement of the development hereby permitted, details of the location, height, design and materials of all boundary treatments shall be submitted to and approved in writing by the local planning authority and all such works shall be erected concurrently with the erection of the buildings. Such approved details shall be erected and retained in perpetuity thereafter.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to ensure that the private areas of the development are afforded an acceptable measure of privacy.

7. Prior to the commencement of the development hereby permitted, details of an acoustic barrier as shown in figure 1 of the Noise Assessment dated June 2012 shall be submitted to and approved in writing by the local planning authority . The details shall include the exact specification and show a 4 metre high barrier with a surface mass of at least 10kg/m². The approved barrier shall be constructed prior to the first occupation of the building and retained in perpetuity thereafter.

Reason: In the interests of neighbour amenity.

8. Prior to the commencement of development, a comprehensive planting scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall follow the principles in the Indicative Landscape Strategy in section 7 of the Landscape Report produced by Land Use Consultants dated February 2012 as well as the enhancement measures identified in section 5 of the Ecological Appraisal undertaken by Land Use Consultants dated February 2012. The scheme shall thereafter be implemented in accordance with the approved details in the first planting season following the occupation of the development. Any trees that die or become diseased within a 5 year period of implementation shall be replaced on a like-for-like basis.

Reason: To ensure a reasonable standard of development.

9. The development hereby approved shall be carried out in accordance with the measures set out in paragraph 5.24 of the Ecological Appraisal undertaken by Land Use Consultants dated February 2012.

Reason: To safeguard protected species.

10. No development shall commence until precise details of the means of controlling pollution from surface water run-off on parking, external storage, manoeuvring and loading areas has been submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the scheme so approved and occupiers shall maintained systems in accordance with the submitted maintenance plan or device manufacturers instructions.

Reason: To prevent pollution to the water environment

11. No development shall commence until precise details of the means of controlling pollution during construction has been submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the scheme so approved.

Reason: To prevent pollution to the water environment

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

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

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

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

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

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters. We consider that a site investigation is necessary in order to fully assess the risks to controlled waters associated with the current and historic uses of the site. Sampling at the site should be targeted with reference to the potential sources of contamination at the site, with analysis required for all identified contaminants of concern.

13. 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 local planning authority .

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

14. On completion of remediation, two copies of a closure report shall be submitted to the local planning authority . 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.

15. If, during development, contamination not previously considered is identified, then the local planning authority 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 local planning authority.

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

16. No reserved matters application shall be submitted unless and until a Stage Two Flood Risk Assessment (FRA), including a surface water drainage strategy for the whole application site (as shown on 3831/X/002/P9) and flood risk reduction measures/scheme has been submitted to and approved in writing by the local planning authority . The Stage Two FRA shall be undertaken in accordance with the parameters set out in the outline FRA (dated 19 October 2010) and FRA addendum (dated February 2012) and shall include details of the watercourse diversion and shall also include timings or a phasing plan for the implementation of works identified by this FRA. The approved Stage Two FRA and any works identified by this shall be implemented in accordance with the approved timings or phasing plan. The development shall be carried out in accordance with the approved details.

Reason: To reduce the impact of flooding on the proposed development, its future occupants and further downstream in accordance with Policy 13 (q) of the Core Strategy

for North Northamptonshire

17.No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority , which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contamination migration. Soakaways should not be located in areas of potential contamination.

18.No development shall commence until a scheme to provide a footpath from the site connecting to the public footpath at Islip has been submitted to and approved in writing by the local planning authority. No development shall commence until a timetable for the completion of offsite improvement works has been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with this approved timetable.

Reason: In order to ensure that offsite pedestrian improvements are completed in the interests of highway and pedestrian safety and convenience to users of the public highway.

19.Noise from fixed plant shall be no greater than 5dB below the lowest measured background level at the nearest noise sensitive receptor.

Reason: In the interests of general amenity

20.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 surface materials to form the new junction layout arrangements
- 2.Provision of 4.5 x 215m vision splays at the junction with the public highway
- 3.The method being employed to prevent unregulated discharge of surface water onto the highway.
- 4.Details of a maintenance regime for the mature hedgerow fronting the site to ensure the maintenance of the vision splays
5. Details of the kerbed landing and boarding stage and associated road markings.
6. Details of the reinstatement of the existing vehicle access to the site to form a grass verge.

The subsequent submitted details shall illustrate a carriageway 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 interest of Highway Safety.

21.The bus stop facilities shown on drawing 25370/001 A shall be provided prior to the first occupation of the building hereby approved.

Reason: To ensure adequate access to the site by public transport.

22.Details of any external lighting shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles, luminaire profiles and a lighting contour

map). The means of illumination of the subject of this consent shall not be of a flashing or intermittent nature. The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment, wildlife and local light-sensitive development from light pollution.

23. At least 10% of the demand for energy shall be met on site and renewably/from a decentralised renewable or low-carbon energy supply (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). Prior to the commencement of development, details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing with the Local Planning Authority.

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

24. Prior to the commencement of the development hereby permitted a scheme and timetable for the provision of fire hydrants shall be submitted to and agreed in writing by the local planning authority. The fire hydrants shall be installed in accordance with the details so approved prior to the occupation of the development at no cost to the county council, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that satisfactory provision of fire hydrants is provided for the development

25. Prior to the demolition or decommissioning of any buildings or associated infrastructure which forms part of the development a demolition management plan shall be submitted to and approved in writing by the local planning authority. The demolition management plan shall include and specify the provision to be made for the following:

1. Measures to control the emission of dust and dirt during demolition.
2. Control of noise emanating from the site during the demolition period.
3. Hours of demolition work for the development.
4. Details of measures to prevent mud and other such material migrating onto the highway from vehicles.

The approved demolition management plan shall be adhered to throughout the demolition period and the approved measures shall be retained for the duration of the demolition works.

Reason: In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy

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

- i. Overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;

- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. and other similar debris on the adjacent public highways;
- xiv. Routing agreement for construction traffic.
- xv. Storage of plant and materials used in constructing the development;
- xvi. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xvii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

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

Reason: In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008)

27. This permission relates to the following drawings:

3831/X/016 P3, 3831/X/002 P9, 3831/X/003 P9, 3831/X/015 P5 , 3831/X/004 P6 and 3831/X/018 P1 received by the Local Planning Authority on 8 March 2012 and 16 March 2012 and 25370/001 A and 25370/002 B received by the Local Planning Authority on 29 May 2012

Reason: In order to clarify this permission.

28. In accordance with the submitted details, the 4645 square metres of B1 (office) floor space shall remain ancillary to the predominant B8 (storage and distribution) use of the building hereby approved.

Reason: In the interest of highway safety and to prevent an intensification of use.

12/00623/FUL

Date received	Date valid	Overall Expiry	Ward
13 April 2012	3 May 2012	28 June 2012	

Applicant **Mr Victor Griffin**

Agent **Brian Shemeld - Mr Brian Shemeld**

Location **Former Station Yard, Station Road, Nassington, Northamptonshire.**

Proposal **Siting of building for sign writing business (retrospective)**

Decision **Defer for report from enforcement officers and a parking plan for the whole site.**

12/00671/FUL

Date received	Date valid	Overall Expiry	Ward
23 April 2012	26 April 2012	21 June 2012	

Applicant **Mr H Dhillon**

Agent **Blueprint Architectural Design - Mrs Kelly Gorrie**

Location **Land Off, Elizabeth Way, Higham Ferrers, Northamptonshire.**

Proposal **Demolition of existing garages and construction of four new dwellings with associated parking.**

Decision **Refuse on the grounds of the poor design, which conflicts with advice in the NPPF, including the size and massing, the amount of amenity space proposed, the overdeveloped and cramped nature of the scheme, the overbearing impact on neighbouring properties and parking. Wording of refusal reason to be agreed with Chair/Vice-Chair and Ward Members.**

12/00777/FUL

Date received	Date valid	Overall Expiry	Ward
8 May 2012	8 May 2012	3 July 2012	

Applicant **Mr And Mrs Williamson**

Agent **Arctica - Mrs L Russell**

Location **18 Main Road, Collyweston, Stamford, Northamptonshire.**

Proposal **Erection of garage for caravan and two cars (revised scheme to previously approved EN/12/00401/FUL)**

Decision **Application Refused**

Conditions/Reasons:

1. The proposed detached garage, by reasons of it's height, bulk and siting would result in a detrimental visual impact on the character and appearance of the existing dwelling and the locality, which is characterised by houses that are set back from the road within open fronted plots. The proposal is therefore contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and the Residential Extensions and Alterations Design Guide.

Date received Date valid Overall Expiry Ward
10 May 2012 11 May 2012 6 July 2012

Applicant **Mrs P Almond**

Agent **MWS Design (Mr Mark Shrine)**

Location **48 High Street South, Rushden, Northamptonshire, NN10 0QX.**

Proposal **Renewal of planning permission: EN/08/01595/FUL - Residential development comprising five new apartments (flats 2 and 3 in block A and flats 4,5 and 6 in block B) (Re-submission of 07/02202/FUL) dated 06.07.09**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall begin 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. No development shall take place until samples of the materials to be used in the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To protect the appearance of the Conservation Area and living conditions of neighbouring occupiers.
3. No development shall take place until details of all joinery, flues, vents and rainwater goods have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To protect the appearance of the Conservation Area and living conditions of neighbouring occupiers.
4. No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To protect the appearance of the Conservation Area and living conditions of neighbouring occupiers.
5. No development shall take place until details of the site access and parking areas, including visibility splays, surfacing, drainage and gradients, have been submitted to and approved in writing by the local planning authority. The access and parking areas shall be provided in accordance with the approved details and in accordance with an approved timetable. The dwellings shall not be occupied until the parking areas have been constructed. Following their provision the visibility splays shall be retained and the parking areas shall be kept available for the parking of vehicles at all times.
Reason: In the interests of highway safety.
6. No development shall take place until a scheme for the protecting of the occupiers of the proposed dwellings in block A from noise from the adjoining highway, including details of

windows and doors and the proposed ventilation system, has been submitted to and approved in writing by the local planning authority. The dwellings in block A shall not be occupied until all works which form part of the scheme have been completed in accordance with the approved details.

Reason: In the interests of residential amenity.

7. All windows in the north-west elevation of block B shall be obscure glazed and non-opening and shall thereafter be retained as such.

Reason: In the interests of residential amenity.

8. Notwithstanding the submitted details, prior to the commencement of development, details of the provision for the storage of refuse and materials for recycling and the associated access, shall be submitted to and approved in writing by the local planning authority, implemented prior to the occupation or bringing into use the buildings and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

9. Notwithstanding the above conditions, the development hereby permitted shall be carried out in accordance with the approved plans received by the Local Planning Authority on 10 May 2012, drawing numbers: 1421 1A Site plan and location plan, 1421 3A Site plan as existing, 1421 4C Site plan block proposals, 1421 5B Block A proposals floor plans/front elevation, 1421 6B Block A proposals side and rear elevations, 1421 7B Block B proposals floor plans and elevations, 1421 8B Block B proposals floor plans and elevations and 1421 9 Outline survey elevations, unless otherwise agreed in writing by the local planning authority.

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

12/00822/FUL

Date received	Date valid	Overall Expiry	Ward
17 May 2012	23 May 2012	18 July 2012	

Applicant **East Northamptonshire Council - Mr Richard Hankins**

Agent **Gordon White & Hood - Mr Paul Thurlby**

Location **Nene Community Centre, Cedar Drive, Thrapston, Kettering.**

Proposal **Replacement of existing roof**

Decision **Grant as per report, subject to the imposition of all conditions recommended by Environmental Health. Conditions to be approved by Chairman/Vice-Chairman and Ward Members.**