

DEVELOPMENT CONTROL COMMITTEE

Date: 25 July 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

| | |
|--------------------------|------------------------|
| Peter Baden | Bob Nightingale |
| Wendy Brackenbury | Phillip Stearn |
| Roger Glithero JP | Jeremy Taylor |
| Barbara Jenney | Robin Underwood |
| Andy Mercer | Peter Wathen |

119. MINUTES

The minutes of the meeting held on 4 July 2012 required two amendments;

- Cllr Wendy Brackenbury stated a personal interest of knowing the applicant David Bletsoe, this was missing from the minutes.
- Cllr Jeremy Taylor had stated a personal interest as a governor of King John's School, Thrapston, erroneously record as St John's School

The minutes of the meeting held on 11 July 2012 also required a minor grammatical amendment to page 116.

120. APOLOGIES FOR ABSENCE

Councillors Glenn Harwood, Marika Hillson, Dudley Hughes, Brian Northall and Anna Sauntson sent their apologies.

121. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

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

| Councillors | Applications | Nature of Interest | DPI |
|--------------------|---------------------|--------------------------------------|------------|
| Cllr P Bradberry | EN/08/0159/FUL | Former SPIRE Homes Board member | No |
| " | EN/12/00277/FUL | Know the applicant | No |
| Cllr R Glithero | EN/12/00277/FUL | Know the applicant | No |
| " | EN/11/01780/FUL | Know the speaker | No |
| Cllr P Stearn | EN/11/01780/FUL | Know the speaker | No |
| Cllr J Taylor | EN/12/00152/FUL | Live on adjacent road to application | No |

(b) Informal Site Visits

Councillors Andy and Gill Mercer advised that they had visited the site of the garages listed in application EN/08/00159/FUL during a recent visit to the opening of the adjacent school.

122. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) **Mr William Allwood** - EN/11/00827/FUL - Longbrook Farm, Winwick Road, Thurning (Objector)
- (ii) **Mr Barry Nichols** - EN/08/0159/FUL - Garages between 15 and 17 Denton Close, Rushden (Agent for Applicant)
- (iii) **Mr David Stephens** - EN/11/01483/FUL - 1 Club Lane, Woodford, Rushden (Objector)
- (iv) **Mr David Jackson** - EN/11/01780/FUL - The Estate Office, The Green, Ashton (Agent for Applicant)
- (v) **Mr Barry Nichols** - EN/12/00277/FUL - 50 Bridge Street, Kings Cliffe (Agent for Applicant)
- (vi) **Mr Michael Robinson** - EN/12/00785/FUL - 28 Griffith Street, Rushden (Agent for Applicant)
- (vii) **Cllr Richard Lewis** - EN/12/00785/FUL - 28 Griffith Street, Rushden (Rushden Town Council)
- (viii) **Cllr David Bateman** - Item 8

123. 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 144)**

The committee was presented with an application which sought permission for the installation of a twin bladed wind turbine mounted on an 18 metre high lattice mast on a 5m² concrete base. Members noted that this application had been **withdrawn** from the agenda of the committee meeting on 11 July 2012 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.

An update was received which provided the committee with the contents of a letter received from William Alwood on behalf of the occupiers of Luddington Hall and Luddington Farm, and details of a telephone call received from Ms Mallett on behalf of Thurning Parish Council.

Members discussed whether the introduction of a condition to control potential shadow flicker of the turbine on the nearby road and bridleway could adequately be enforced. Concerns were also raised as to whether the technical automated equipment involved would be reliable, it was noted that hardware can degrade rapidly when exposed to the elements.

Members were also concerned as to whether there was sufficient distance between the location of the mast and the horse bridleway as there appeared to be confusion surrounding the guidance issued by the British Horse Society. An issue regarding timing of turbine operation was raised in connection with potential bat activity. It was noted that even a slight increase in the rate of attrition for bats could have devastating consequences for the species in the area.

The committee **agreed to defer** the application in order to undertake a site visit that would be held at 5.00pm on 15 August 2012. The committee also requested more information on the computer control technology for the turbine, to ensure that it is reliable and safe. Officers were further requested to return to British Horse Society to try and get a response from them regarding acceptable distances between horses and turbines.

(ii) EN/08/0159/FUL - Garages Between 15 and 17 Denton Close, Rushden (page 144)

The committee was presented with an application which sought permission for the removal of 27 existing garages on site and replacement with three new dwellings; two, two storey, three bedroomed semi-detached dwellings and a one-bedroomed detached bungalow. Members noted that a single attached garage would be provided for each of the dwellings and in addition two off-road parking spaces for each dwelling.

Members raised a number of issues regarding the location of the application. Members noted that a well used footpath ran diagonally through the proposed site and provided foot-access to the adjacent Denfield Park School for approximately 300 children per day. The presence of this raised concerns regarding rights of way and the safety of children should construction be permitted on the site.

Members advised that parking on Denton Close was already an major issue and that the loss of 27 garages would only exacerbate the problem. Those residents who utilised the garages would have no choice but to park on the already busy road, and parents dropping children off for school would be unable to use the garages as a drop-off/pick-up point.

Fire safety was another issue raised as members noted that the access point to the site was only 2.9m wide and would therefore preclude a fire tender from access.

The committee **agreed to defer** the application to enable a site visit to be undertaken and for an individual from the Highways Authority to attend the rescheduled application to answer questions on the topic of rights of way. The site visit would take place at 8.15am on 12 September 2012.

(iii) EN/11/01483/FUL - 1 Club Lane, Woodford, Kettering, NN14 4EY (page 144)

The committee was presented with an application which sought permission for the construction of two, detached four-bedroom dwellings on the site of a former public house garden. A shared double garage and vehicular access for the properties was proposed from Club Lane. Members noted that the application was a resubmission of application EN/11/00263/FUL which had been amended in June to include a minor reduction in the size of the dwellings, provision of vehicular access details and removal of bin stores and pedestrian entrances from Club Lane.

An update was provided to members which detailed amendments to conditions 11 and 14 plus the addition of condition 20 to ensure that the shared access is constructed with a

maximum 1 in 15 gradient, in the interest of highway safety. Members also noted the updates to paragraphs 7.3.3, 7.3.6 and 7.7.6 of the officer report.

Members listened to the speaker for this application but were unable to match his comments to the site plans due to a lack of house identification on the plans supplied.

As a result, the committee **agreed** to **defer** the application for the receipt of improved site plans inclusive of house numbers. Members were advised that the site was clearly visible from the public highway if they wished to undertake an informal site visit before the application was put before them again.

(iv) EN/11/01780/FUL - The Estate Office, The Green, Ashton, PE8 5LD (page 145)

The committee was presented with an application which sought permission for the erection of a new office building that would facilitate the relocation of the existing OHL Ashton Estates Office. The application had previously been before the committee at the meeting held on 8 February 2012, where it had been deferred to seek improvements to the design of the building and to give the applicant the opportunity to add further eco-friendly elements.

Members discussed the application and concluded that there was an overriding requirement to support sustainable economic development in the district and that the design of the building was an improvement on previous versions tabled.

The committee **agreed** to **grant** application against the officer recommendation. Responsibility for drafting appropriate conditions for the development was delegated to the Head of Planning Services, in conjunction with the Chairman, Vice-chairman, ward member and Councillor Stearn.

(v) EN/11/01846/FUL & EN/11/01847/LBC - The Mansion, Ashton Wold, Ashton, PE8 5LZ (pages 145 and 146)

Members considered two related applications seeking the conversion of the existing manor house into eight residential apartments split over three levels; the basement, ground and first floors. It was proposed to extend the building at first floor level above an existing garage, which would also be converted as part of the scheme. The applicant also proposed the creation of a detached block of 10 garages immediately to the north of the house, where there was an existing earth mound, creating a hidden underground parking facility.

The committee was provided with an update to the applications which took into account the amended recommendations and change to conditions 2 and 7, including the deletion of condition 5.

Members registered their pleasure at the proposed development which was deemed to be appropriate for the surroundings.

The committee **agreed** to **grant** the applications as recommended in the reports, subject to the amended recommendations on the update sheet.

(vii) EN/12/00070/OUT - Motel Block, The Red Lion Inn, Main Street, Clopton, NN14 3DZ (page 146)

A proposal was submitted which sought outline planning permission for the erection of three

detached dwellings with all other matters reserved.

Members were again provided with an update which amended condition 6 to include reference to additional planting along the north, east and south boundary of the site. Condition 17 was also amended to omit reference to the east/south boundary of the site

The committee **agreed to grant** the application as recommended in the report, subject to the amended conditions on the update sheet.

(viii) EN/12/00152/FUL - 30 Woodnewton Road, Nassington, PE8 6QQ (page 149)

The proposal before the committee was to request an amendment to one of the conditions regarding the closure of existing vehicular access off Homefield, the application having been before the committee previously on 23 May 2012. A copy of the previous report to committee was appended to the new report.

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

(ix) EN/12/00277/FUL - 50 Bridge Street, Kings Cliffe, PE8 6XH (page 149)

Members considered a application which proposed a retrospective change of use of agricultural land to a builders yard. A change of use of the existing outbuildings from livery to builders yard was also proposed.

Members requested that time limits on conditions stating 3 months be extended to 6 month limits, with a further request to prevent work taking place on the site during burials at the adjacent cemetery.

The committee **agreed to grant** the application as recommended in the report, subject to the amended condition and addition of an informative relating to burials.

(x) EN/12/00785/FUL – 28 Griffith Street, Rushden, NN10 0RL (page 156)

The committee had before it an application which sought planning permission for the replacement of 22 existing windows at a commercial building used as a Working Men's Club. It was proposed that all windows be replaced with white uPVC frames. Members noted that The Working Men's Club was located within Rushden conservation area and is primarily surrounded by residential properties.

Members held a discussion regarding the current state of the building, stating that it did require improvement, although some members were unsure whether the replacement uPVC windows would be of benefit to the building.

The committee **agreed to grant** application against the officer recommendation.

124. 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 20 June 2012 to 6 July 2012.

125. PROPOSED ENFORCEMENT - 15 WEST STREET, OUNDLE

Members were provided with a report, the purpose of which was to inform the committee of the situation regarding the frontage of 15 West Street, Oundle, and to request the committee's authorisation to serve a section 215 Notice should work not progress as indicated.

Members stated their support at receiving the report and wished for officers to act in the strongest terms possible in terms of enforcement, together with pursuance of bills paid by ENC as a matter of urgency.

It was

RESOLVED

The committee approve the issuing of a notice under section 215 of the Town and Country Planning Act 1990 in respect of the frontage of 15 West Street, Oundle, should work not start on site by no later than mid October 2012 or not be completed by mid February 2013.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 25 July 2012

08/01591/FUL

| Date received | Date valid | Overall Expiry | Ward |
|----------------|-------------------|-----------------|------|
| 28 August 2008 | 11 September 2008 | 6 November 2008 | |

Applicant **Spire Homes**

Agent **Architectural And Surveying Services Ltd**

Location **Garages Between 15 And 17, Denton Close, Rushden, Northamptonshire.**

Proposal **Removal of existing garages and replacement with new housing**

Decision **Deferred** for site visit – 8.15 am 12 September

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 **Deferred** for site visit – 5.00pm 15 August Also for more information on the computer control technology to ensure that it is reliable. Officer also to go back to British Horse society to try and get response.

11/01483/FUL

| Date received | Date valid | Overall Expiry | Ward |
|-------------------|-----------------|----------------|------|
| 15 September 2011 | 23 January 2012 | 19 March 2012 | |

Applicant **Woodford Development Co Ltd**

Agent **KB Architecture**

Location **1 Club Lane, Woodford, Kettering, Northamptonshire.**

Proposal **Erection of two detached dwellings on former public house garden (Re-submission of 11/00263/FUL)**

Decision **Deferred** for better site plan with house numbers (Members were advised that the site was clearly visible from the public highway if they wanted to do an informal site visit.)

11/01780/FUL

Date received Date valid Overall Expiry Ward
1 November 2011 1 November 2011 27 December 2011

Applicant **OHL Ltd**

Agent **David Jackson**

Location **The Estate Office, The Green, Ashton, Peterborough.**

Proposal **Erection of a new office building to facilitate the relocation of the existing OHL Ashton Estates Office**

Decision **Grant** subject to conditions to be agreed by Head of Planning Services in conjunction with the Chairman/Vice-chairman, Ward Member and Cllr Stearn

1. The drawings to which this decision relates are as follows

526-01A

02

05D

06D

10D

11D

12D

14C

Received by the Local Planning Authority on 1.11.11

11/01846/FUL

Date received Date valid Overall Expiry Ward
9 November 2011 1 December 2011 26 January 2012

Applicant **OHL Ltd - Dr C D Lane**

Agent **DJAS Ltd - Mr A Scott**

Location **The Mansion, Ashton Wold, Ashton, Northamptonshire.**

Proposal **Conversion of existing manor house into eight residential units to include first floor side extension, insertion of 15 No. new windows to basement level and reduction of basement levels; formation of new 10 garage block with full height earth bunding and erection of gates and walls; erection of waste storage area.**

Decision **Grant** subject to conditions be delegated to the Head of Planning Services subject to no substantive new comments being received before the expiration of the re-consultation period on 10 August 2012

11/01847/LBC

Date received Date valid Overall Expiry Ward
10 November 2011 1 December 2011 26 January 2012

Applicant **OHL Ltd - Dr C D Lane**

Agent **DJAS Ltd - Mr A Scott**

Location **The Mansion, Ashton Wold, Ashton, Northamptonshire.**

Proposal **Conversion of existing manor house into eight residential units to include first floor side extension; insertion of 15 new windows to basement level; alterations to external doors; new staircases; removal/alteration of existing staircases; internal alterations; reduction of basement floor levels and new insulation to all elements of the building**

Decision **Grant** subject to conditions be delegated to the Head of Planning Services subject to no substantive new comments being received before the expiration of the re-consultation period on 10 August 2012

12/00070/OUT

Date received Date valid Overall Expiry Ward
12 January 2012 12 January 2012 8 March 2012

Applicant **Mr R Hunt**

Agent **Henry H Bletsoe And Son**

Location **Motel Block, The Red Lion Inn, Main Street, Clopton.**

Proposal **Outline: Erection of three dwellings (all matters reserved)**

Decision **Application Permitted**

Conditions/Reasons:

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

Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.

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

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

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

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

4. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwelling and garages shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved detail, unless otherwise agreed in writing by the local planning authority.
Reason: To achieve a satisfactory appearance for the development.
5. The details to be submitted for approval in writing by the Local Planning Authority at the reserved matters shall include drawings showing the finished floor levels of the dwellings and garages in relation to the existing and proposed levels of the site and the surrounding land. The dwellings and garages shall there after be constructed in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
6. The details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above shall include a comprehensive landscaping scheme for the site, including an implementation schedule and details of additional natural boundary screening to be planted to screen the site along the north, east and south boundary. Landscaping shall thereafter be provided in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a reasonable standard of development and visual amenity for the area.
7. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damage or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
8. The landscaping details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above, shall include details of boundary treatment details for all boundaries of the site, including those between individual dwellings.
Reason: In the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy and in the interest of residential amenity.
9. 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 and recording which has been submitted to and approved in writing by the Local Planning Authority
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.
10. No development shall commence until details of a scheme for the provision of foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.
Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
- 11 Works which cause noise to be audible outside the site boundary must not take place outside the times of 7:30am-17:30pm Monday to Friday, 08:00am-13:00pm on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the

Local Planning Authority.

Reason: To ensure noisy operations are not undertaken during noise sensitive times, in the interests of the residential amenity of the existing nearby dwellings.

12 Details of a scheme of lighting for the development hereby approved, shall be submitted to and approved in writing by the local planning authority, prior to the commencement of development. This shall include full details of the type of lighting, number, exact location and level and type of illumination. The scheme shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity.

13 Prior to commencement of development, a Site Waste Management Plan, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the development would meet the requirements Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification), no windows shall be inserted in the south elevation of plot 3 and the north elevation of plot 1 of the development hereby approved without the prior written approval of the local planning authority.

Reason: To protect the amenity of adjacent occupiers.

15 Notwithstanding the submitted details, the details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above, shall include details of the proposed hard surfacing for the vehicular accesses serving each dwelling. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity.

Reason: In the interests of highway safety.

16 The details required to be submitted by condition 1 above shall include details of the proposed parking and turning facilities for the development hereby permitted and shall show that a vehicle can enter and exit the site in a forward gear. No dwelling shall be occupied until its designated car parking space(s) has been laid out and constructed ready for use in accordance with the approved plans and other approved details pursuant to any other relevant conditions and shall thereafter be retained in perpetuity.

Reason: In the interests of highway safety.

17 The details required to be submitted as part of condition 1 shall include details of the retention (including methods and treatments) of the existing band of trees along the west boundary of the site, along with a demonstrated commitment to retain as many of the other existing trees within the site as possible.

Reason: In the interests of visual amenity.

18 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:

- 1). Storage, within the site, of plant and materials used in constructing the development;
- 2). Contractors compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure which shall all be made available within the site;
- 3). Designation, layout and design of construction access and egress points;
- 4). Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials within the site;
- 5). Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period within the site;
- 6). Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles and other similar debris on the adjacent public highways;

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the local planning authority

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

- 19 The works hereby permitted shall be carried out strictly in accordance with the approved plans (Ordnance Survey Plan 2, received 01/16/2012 and drawings 1 and 3, received 12/01/12 unless otherwise agreed in writing by the local planning authority.

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

12/00152/FUL

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

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

Agent **Mr David Shaw**

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

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

Decision Grant subject to S106 agreement

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. In accordance with the submitted details, the external walls of the dwellings hereby permitted shall be constructed in stone, unless otherwise agreed in writing by the Local Planning Authority. Prior to commencement of development, details and a sample of the stone to be used in the construction of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in

accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area.

3. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, details and a sample of the external roofing material to be used for the construction of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area.

4. Details of the materials, colour and finish details of the window and doors, including details to ensure their security, shall be submitted to and approved in writing by the Local Planning Authority before 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: To ensure that the development would not detract from the character and appearance of the area and in the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

5. This permission does not confer consent to the garden boundaries shown on drawing number: 1653-101A, received by the Local Planning Authority on 28 February 2012. Prior to the commencement of the development hereby permitted, details of the boundary treatment to all boundaries of the site and gardens of the individual properties, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. The submitted boundary treatment shall take into account the retention of a wildlife corridor along the northern and western boundaries of the site and the on-site trees. The boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling(s) and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers, to safeguard the amenity of the area and in the interest of maintaining Green Infrastructure and ecological enhancement in accordance with the NPPF.

6. Details of a scheme to ensure the welfare of wildlife during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority before commencement of development. The scheme shall thereafter be carried out in accordance with the details so approved.

Reason: To ensure wildlife would not be adversely effected by the development.

7. Notwithstanding the submitted details, no works to trees and other vegetation, including pruning, trimming or lopping, shall take place until a Tree Survey and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall clearly identify the trees proposed for removal and retention, and the Tree Protection Plan shall detail the protection measures for the retained trees. The submitted details shall be consistent with the landscaping scheme submitted for condition 9 below. All works shall 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 tree protection and to avoid detriment to the visual amenity of

the area.

8. Notwithstanding the submitted details, no trees or vegetation shall be removed or trimmed-back, until a schedule of all proposed tree works, including details of pruning, trimming and lopping, has been submitted to and approved in writing by the Local Planning Authority. All works 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 tree protection, to avoid detriment to the visual amenity of the area and in the interest of the residential amenity of the future occupiers.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. The submitted landscaping scheme shall include the use of native species.

Reason: To ensure a reasonable standard of development to avoid detriment to the visual amenity of the area and in the interest of ecological enhancement in accordance with the NPPF.

10. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

11. Notwithstanding the submitted details, this permission does not confer consent to the removal of the planting bunds along the northern and western boundaries of the site as shown on the submitted site sections. No development shall commence until, full details of the proposed earthworks, including existing and proposed slab level changes and tree protection details, has been submitted to and approved in writing by the Local Planning Authority. The tree retention measures and the site levels 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 tree protection and to avoid detriment to the visual amenity of the area.

12. Notwithstanding the submitted details, including site sections, no development shall commence until details to show the slab levels of the proposed buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of 30 Woodnewton Road and the existing garden and building levels of numbers 18, 19 and 20 Homefield) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

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

13. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and recording which has been submitted by the applicant and approved in writing by the Local Planning Authority. Archaeological

investigation and recording shall thereafter be carried out in the accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

14 The development shall be carried out in accordance with the Sustainability Appraisal and Energy Statement, received by the Local Planning Authority on 31 January 2012, unless otherwise agreed in writing by the Local Planning Authority.

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

15 Prior to commencement of development, 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 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 Policy 14 of the adopted North Northamptonshire Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

16 Details of the location of the parking area for construction and delivery vehicles and compound areas shall be submitted to and approved in writing by the Local Planning Authority before commencement of development. The parking and compound areas shall thereafter be provided and be brought in to use in accordance with the details so approved.

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

17 No development shall commence until a scheme of off-site highway improvements to include the provision of 1.8 metres wide footway along the front boundary of the site to Woodnewton Road and with Homefield has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until all of the off-site highway improvement works have been carried out and written confirmation has been provided by the Local Planning Authority that these works are acceptable, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity, highway safety, pedestrian safety and convenience of the users of the public highway.

18 Notwithstanding the submitted details and prior to commencement of the development hereby permitted, the following access details shall be submitted to and approved in writing by the Local Planning Authority:-

1. Details of the hard surface materials throughout the estate street.
2. Means of drainage throughout the estate street and measures to prevent the unregulated discharge of surface water onto the estate street from the residential plots.
3. Maximum gradient of 1 in 15 from the highway boundary in the positive or negative direction to all private driveways.
4. Pedestrian splays of at least 2.4m x 2.4m shall be provided on each side of the vehicular access. These measurements are taken along and to the rear of the highway boundary within the curtilage of the site. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above carriageway level.
5. Design details to the proposed access point, with a minimum width of 4.5m for at least 10.0m to the rear of the promoted estate street.
6. Street lighting arrangements.

The subsequent submitted details shall illustrate a residential estate street 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. The development shall thereafter be constructed strictly in accordance with the details so approved and the approved visibility splays shall be retained thereafter.

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

19 The existing vehicular access off Homefield shall be closed in accordance with the details shown on drawing number: 1653101B, received by the Local Planning Authority on 28 May 2012, unless otherwise agreed in writing by the Local Planning Authority. Full details of the planting proposals, shall be submitted to and approved in writing by the Local Planning Authority before commencement of development. All planting and other proposals for closure of the access shown on drawing number: 1653101B shall be implemented prior to the first occupation of Plot 3, unless otherwise agreed in writing by the Local Planning Authority.

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

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of adjacent occupiers, on-site trees and to ensure a satisfactory elevational appearance for the development.

21 Before any work is commenced on the development the subject of this permission, details of the provision of foul water and surface water drainage installations to serve the development shall have been submitted to and be approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

22 The development hereby permitted shall be carried out strictly in accordance with the approved plans; plans received by the Local Planning Authority on 28 February 2012: 1653-101A, 1653-104A; plans received on 1 February 2012: drawing numbers: 1653-110A, 1653-109A, 1653-117A, 1653-120A; and plans received on 26 January 2012: 1653-112, 1653-111, 1653-114, 1653-113, 1653-118, 1653-115, 1653-116, 1653-119, 1653-122, 1653-121, 1653-125, 1653-124, 1653-123, 1653-103.

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

23 No development shall commence until, a scheme to show the provision of a wildlife corridor along the northern and western boundaries of the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the details so approved, prior to the first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protection of wildlife and to secure green infrastructure in accordance with the NPPF and Policy 5 of the North Northamptonshire Core Spatial Strategy.

| | | | |
|------------------|---------------|----------------|------|
| Date received | Date valid | Overall Expiry | Ward |
| 16 February 2012 | 23 April 2012 | 18 June 2012 | |

Applicant **Mrs Hilary Blunt**

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

Location **50 Bridge Street, Kings Cliffe, Peterborough, Northamptonshire.**

Proposal **Change of use to builders yard (retrospective)**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be carried out in complete accordance with all of the approved details within six months of the date of this permission.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
2. Notwithstanding the submitted parking details shown on plan number PE1008 OS04 received on 27 February 2012 and PE1008 received by the local planning authority on 20 June 2012, within 4 weeks of the date of this permission, a revised parking layout showing a minimum of three parking spaces measuring 9 metres by 3.1 metres shall be submitted to and approved in writing by the local planning authority. The parking spaces shall thereafter be carried out in complete accordance with the approved details within a period of 6 months from the date of this planning permission and shall be permanently retained for the parking of vehicles associated with the development hereby approved and not used for any other purpose.
Reason: In the interests of highway safety and to ensure that the development is carried out as permitted.
3. The access and associated works hereby permitted shall be carried out in complete accordance with approved drawing number PE1008 received by the local planning authority on 20 June 2012 within six months of the date of this permission and shall thereafter be retained in perpetuity.
Reason: In order to clarify the terms of this planning permission and to ensure that the development is carried out as permitted.
4. A detailed drawing showing an adequate surface water drainage system, shall be submitted to and approved in writing by the local planning authority within 4 weeks of the date of this permission. The drainage system shall thereafter be carried out in complete accordance with the approved details within a period of 6 months from the date of this permission and shall be retained in perpetuity.
Reason: In the interest of highway safety.
5. No floodlighting or other means of external illumination shall be provided in connection with the development other than strictly in accordance with details submitted to and approved in writing by the local planning authority.
Reason: In the interest of highway safety an residential amenity.
6. This permission relates only to the operational use set out in the accompanying information and plans of this planning approval ref: EN/12/00277/FUL. Any intensification

of use will require the prior approval of the Local Planning Authority.

Reason: The proposed use as submitted is acceptable in relation to highway safety and neighbouring amenity. However, any intensification of use may require off site highway improvement works and noise attenuation works which will need to be assessed and considered as part of a planning application.

7. A daily log shall be kept, on an ongoing basis, to record all vehicles attracted to the site and this log shall be maintained on an annual basis and be available for scrutiny at the request of the local planning authority.

Reason: In the interests of highway safety.

8. The use hereby permitted, including deliveries, shall only operate between the hours of 0730 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

9. The use hereby permitted shall be restricted to a builders yard for use only by persons carrying out works in relation to its use as a builders yard and for no other purpose.

Reason: In order to clarify the terms of this permission and to safeguard the amenity of neighbouring occupiers.

10. A comprehensive landscaping scheme for the site shall have been submitted to and approved by the local planning authority within a period no later than 28 days of the date of this permission. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the date of this planning permission. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and visual amenity for the area.

11. All processes, including stone cutting, associated with the use hereby approved, shall take place within the buildings on the application site only.

Reason: To protect the amenity of nearby residents.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 21 February 2012, 27 February 2012 and 20 June 2012, drawing numbers: PE1008 Highways drawing, PE1008 OS04 Proposed block plan, PE1008 OS01 Location plan and PE1008 OS02 Proposed site plan, 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.

13. Materials to be stored in the area defined as "storage/works" on the submitted plans shall not be stacked to a height greater than 2 metres above ground level. No storage of material shall take place outside the area defined as "storage/works" on the submitted plan.

Reason: In the interest of visual amenity.

| | | | |
|---------------|-------------|----------------|------|
| Date received | Date valid | Overall Expiry | Ward |
| 10 May 2012 | 10 May 2012 | 5 July 2012 | |

Applicant **Rushden Working Mens Club - Mr Michael Robinson**

Agent **Mr Michael Robinson**

Location **28 Griffith Street, Rushden, Northamptonshire, NN10 0RL.**

Proposal **Replacement windows**

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 Planning Compulsory Purchase Act 2004