

COUNCIL MEETING

Date: 29 October 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors:-

Clive Wood (Chairman of the Council)
Pam Whiting (Vice-Chairman of the Council)
Glenn Harwood MBE (Deputy Leader of the Council)

Peter Baden
Tony Boto
David Brackenbury
Wendy Brackenbury
Pauline Bradberry JP
Derek Capp
Richard Gell
Roger Glithero JP
Glenvil Greenwood-Smith
Marika Hillson
Marian Holloman
Susan Homer
David Jenney

Richard Lewis
Andy Mercer
Gill Mercer
Brian Northall
Sarah Peacock
Ron Pinnock
David Read
Rupert Reichhold
Phillip Stearn
Jeremy Taylor
Robin Underwood
Peter Wathen

244. APOLOGIES FOR ABSENCE

Councillors John Farrar, Michael Finch, Sylvia Hobbs, Dudley Hughes JP, Sylvia Hughes, Barbara Jenney, Bob Nightingale, Steven North, Anna Sauntson and Colin Wright sent their apologies.

245. MINUTES

The minutes of the meeting held on 16 July 2012 were approved and signed by the Chairman.

246. DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

David Oliver (Chief Executive) and Sharn Matthews (Executive Director and Monitoring Officer) declared an interest in the minutes of the Policy and Resources Committee held on 27 September 2012, specifically the minutes making recommendations in respect of the Council Car Scheme Review. As this item was not the subject of discussion, the officers concerned did not leave the meeting.

247. ANNOUNCEMENTS BY THE CHAIRMAN AND CHIEF EXECUTIVE

The Chairman reported that the musical evening with Dr Busker held on 24 October to raise funds had been very enjoyable for all who attended and a great success. The Chairman further added that he had attended 55 engagements to date during the municipal year.

There were no announcements made by the Chief Executive.

248. LEADER'S ADDRESS

As the Leader of the Council had submitted apologies for the meeting, no address or report was made on this occasion.

249. REPORTS OF COMMITTEES

(a) Planning Policy Committee – 23 July, 17 September, 1 October and 22 October 2012

The reports of the above committee, presented by the chairman, Councillor David Brackenbury, were received. Councillor Hollomon requested that her apologies be recorded within the minutes of the meeting held on 22 October 2012.

(b) Development Control Committee – 25 July, 15 August, 29 August, 5 September, 26 September, 10 October and 17 October 2012

The reports of the above committee, presented by the chairman, Councillor Pauline Bradberry JP, were received.

(c) Policy and Resources Committee – 30 July, 10 September and 27 September 2012

The report of the above committee was presented by the chairman, Councillor Richard Lewis, and was received. In considering the recommendations in respect of the Council Car Scheme, members wished for their gratitude and thanks to be recorded and passed on to all officers affected by the proposals, who had worked constructively with members to achieve the resolution recommended within the minutes before the meeting.

RESOLVED:

That the recommendations in the following minutes (as set out) be approved:

130B – Minutes of Sub-Committees and Working Parties

That the terms of reference for the Welfare Reform Sub-Committee be approved.

199B – Minutes of Sub-Committees and Working Parties

(1) That the proposal to implement the closure of the Council Car Scheme be agreed following the three choice model.

- (2) That the option of purchasing a car at a discounted rate be calculated from the value of the car on 8 April 2013.
- (3) That, in the event of no choice being made by individual staff affected by the closure of the Council Car Scheme, the lease agreement be terminated on 8 April 2013 with no compensation.
- (4) That a robust annual review of the status of all Essential Car Users be undertaken annually by managers and the Chief Finance Officer.

(d) Scrutiny Committee – 24 September 2012

The report of the above committee, presented by the chairman, Councillor Phillip Stearn, was received. In considering the report from this committee, members requested that the thanks of the council be conveyed to all officers who have contributed to the continued levels of excellence performance.

(e) Licensing Committee – 3 October 2012

The report of the above committee, presented by the chairman, Councillor Glenn Harwood MBE, was received.

RESOLVED:

That the recommendations in the following minutes (as set out) be approved, subject to the inclusion of reference to the wording of the constitutional amendment being agreed with the Chairman of the Licensing Committee:

223 Delegation of Functions by Licensing Committee

That, subject to the wording being agreed by the Chairman of the Licensing Committee, the Constitution and the Scheme of Delegation be amended to reflect the additional option for delegation of the responsible authority functions within the Licensing Act 2003 relating to the submission of representations and requesting reviews of licences to the Head of Environmental Services, the Commercial Health Manager, the Licensing Enforcement Officer and the ward member.

250. OTHER REPORTS

(a) From Representatives on Outside Bodies and Champions

Councillor Rupert Reichhold provided an update on the activities of Supporting People, CHAT Oundle, SERVE/Volunteer Action, LGA Sparse Rural Special Interest Group and the LGA Rural Commission. In making his report, Councillor Reichhold made specific mention of the financial stability of CHAT Oundle which reflected the respect it had won from its excellent work. In addition, further reference was made to the implementation of the Prevention and Demand Strategy in respect of Supporting People, which would impact upon the work of the council.

Councillor Brian Northall provided an update report on the activities of the developing Northamptonshire Police and Crime Panel, which would be responsible for holding the Police and Crime Commissioner to account following the elections on 15 November 2012.

(b) Licensing Panels

(i) Taxi & Miscellaneous – 26 July 2012

The minutes of the Licensing (Taxi & Miscellaneous) Panel held on 26 July 2012 were received.

(ii) Liquor & Gambling – 22 August, 11 September and 19 September 2012

The minutes of the Licensing (Liquor & Gambling) Panels held on 22 August, 11 September and 19 September 2012 were received.

251. MOTIONS

There were no motions.

252. QUESTIONS

There were no questions.

253. COMMUNITY GOVERNANCE REVIEW

The Policy and Performance Manager attended and presented a report which sought to update members on the status of the Community Governance Review following updated advice from the Local Government Boundary Commission for England (LGBCE).

Having commenced a community governance review in April 2012 (minute 491 refers), the LGBCE, which had been undertaking a review of the electoral divisions for Northamptonshire County Council, revised its original opinion and stated that it would not be possible to implement any changes arising from the community governance review in East Northamptonshire as there would not be enough time to implement such changes prior to the County Council elections in May 2013.

It was reported that it would be good practice to seek to conduct a community governance review in the near future and officers recommended commencing a new review in March 2013, which would provide ample time over a twelve month period in which to consult parishes and develop proposals. This would enable the LGBCE to have a full year to make the relevant Order to implement any changes in time for the next parish council elections in May 2015.

Following an enquiry in respect of the extent of the future review, it was confirmed that the community governance review would not consider or seek to change the boundaries of the district as it was solely concerned with parish boundaries. It was also confirmed that responses received during the consultation that had taken place in recent months would be retained for the future review and respondents would be given the opportunity to provide further information.

RESOLVED:

(1) That the current community governance review end with immediate effect.

(Reason – To comply with advice provided by the Local Government Boundary Commission for England.)

(2) That the community governance review of the parish arrangements of the whole district restart in March 2013.

(Reason – To ensure that the council complies with best practice in respect of discharging its responsibilities for conducting community governance reviews.)

254. APPOINTMENT OF INDEPENDENT PERSON AND DELEGATION OF LEGAL SERVICE FUNCTION

The Executive Director and Monitoring Officer submitted and presented a report detailing the recommendation to appoint an Independent Person as part of the new Standards arrangements. The report also recommended that the council delegate its legal functions to Northampton Borough Council as part of the legal shared service contract.

It was reported that the position of Independent Person had been advertised in the Nene Valley News and four applications had been received, although one application was ineligible for the position under statutory prescription. The remaining candidates were interviewed on 19 October 2012 by the seven ENC representatives on the Joint Standards Complaints Committee, which had recommended that the council appoint Mrs Vivienne Barnard as the Independent Person. Following the decision not to recommend an appointment to position of Reserve Independent Person, the Monitoring Officer explained that a further recruitment process would commence at the earliest opportunity.

With regard to the new arrangements for the provision of legal services through a shared service with Northampton Borough Council, the council was advised that it would be necessary formally to delegate its legal services functions (excluding those of the Monitoring Officer) to Northampton Borough Council in order to evidence robust governance arrangements.

It was confirmed that, where conflicts of interest might exist between this council and Northampton Borough Council, independent legal advice would be sought to support the council's interests.

RESOLVED:

(1) That Mrs Vivienne Barnard be appointed as the Independent Person for the Joint Standards Complaints Committee.

(Reason: To enable the council to comply with the provisions of the Localism Act 2011.)

(2) That the Monitoring Officer's proposal to commence recruitment of a Reserve Independent Person be noted.

(3) That the delegation of legal services function (with the exception of those of the

Monitoring Officer) to Northampton Borough Council under section 101 of the Local Government Act 1972 be approved.

(Reason: To provide the council with the necessary resources for legal advice and comply with legislative requirements.)

Chairman

POLICY & RESOURCES COMMITTEE

Date: 5 November 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

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

Peter Baden	Sue Homer
Wendy Brackenbury	Dudley Hughes
John Farrar	Andy Mercer
Roger Glithero	Rupert Reichhold
Sue Homer	Jeremy Taylor

255. MINUTES

The minutes of the meeting held on 27 September 2012 were approved and signed by the Chairman.

256. APOLOGIES FOR ABSENCE

Councillors David Brackenbury, Marika Hillson and the Leader of the Council, Councillor Steven North submitted their apologies.

257. DECLARATIONS OF INTEREST

There were no declarations of interest

258. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

259. DISCRETIONARY RATE RELIEF POLICY

The committee considered a report relating to ENC's discretionary power to provide relief to business rate payers. The report provided the results of a consultation exercise undertaken and requested the adoption of the formal Discretionary Rate Relief Policy (DRRP).

Members recalled that they had approved the draft DRRP for consultation at the meeting of Policy and Resources Committee on 2 July 2012. The consultation had lasted for a period of eight weeks and had, via individual letters, Nene Valley News and ENC's website, invited business rate payers to provide comments on the draft policy.

A series of responses had been received and these were outlined in Appendix A to the officer report. Members noted that a minor amendment had been made to paragraph 4.1.3 of the draft policy as a result of a comment received from Oundle Town Bowling Club.

It was further noted that should the policy be adopted, a 12 month notice would be provided to the two businesses within the district affected by the changes, reducing the council's contribution to Discretionary Rate Relief by around £14,000.

An amendment was proposed by Councillor Dudley Hughes that the proposed policy be applied to any future charitable organisations moving into the district, but the two businesses currently affected be exempted. The amendment fell through lack of a seconder.

RESOLVED:

- (1) That the results of the consultation be noted.
- (2) That the Discretionary Rate Relief Policy be adopted.

260. HOMELESSNESS GRANT 2012/13 - SEVERE WEATHER EMERGENCY PROTOCOL

The committee considered a report from the Housing Services Officer which sought approval for the release of funds from the Homelessness Grant 2012/13 in order to provide a Severe Weather Emergency Protocol (SWEP) facility for the district over the winter period.

Members noted that all local authorities are required to have a SWEP that is activated when the outside temperature is forecast to drop to zero degrees centigrade (or below) for three consecutive nights. This protocol ensures that the local authority can provide suitable accommodation to prevent harm and death due to severe weather conditions.

East Northamptonshire Community Services (ENCS) had agreed to make available a room in the Full Gospel Church building that could accommodate up to five persons. This arrangement had been adopted in 2011 and had been utilised on three separate occasions totalling 38 days, housing seven occupants at various points, with a total cost to the council of £1,185. This figure was significantly less expensive than providing equivalent hotel accommodation for the same period.

Members considered the SWEP arrangements to be essential while offering very good value for money.

RESOLVED:

That the committee approve the release of funds from the Homelessness Grant 2012/13, up to a maximum of £2,000 to fund provision of a SWEP.

(Reason - To enable officers to deliver a SWEP and administer the Homelessness Grant 2012/13.)

261. EXCLUSION OF PUBLIC

RESOLVED:

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

262. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group

The minutes of the meeting held on 31 August 2012 were received and approved.

Members queried why the minutes for the meeting held in October were not included with the agenda papers. The Head of Customer and Community Services advised that the minutes had yet to be signed off, and as such would be taken to the next meeting of the Leisure Contracts Working Group on 9 November 2012 for approval, before submission to the next Policy and Resources Committee to be held on 14 January 2012.

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 7 November 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Peter Baden
Wendy Brackenbury
Roger Glithero
Glenn Harwood MBE
Marika Hillson
Dudley Hughes
Barbara Jenney
Andy Mercer

Bob Nightingale
Brian Northall
Ron Pinnock
Phillip Stearn
Jeremy Taylor
Robin Underwood
Peter Wathen

263. MINUTES

The minutes of the meetings held on 10 October and 17 October 2012 were approved and signed by the chairman.

264. APOLOGIES FOR ABSENCE

Councillor David Read submitted his apologies.

265. 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	Other Interest
Cllr Andy Mercer	Item 7	Member of the County Council		Yes
Cllr Ron Pinnock	Item 7	Member of the County Council		Yes
Cllr Dudley Hughes	Item 7	Member of the County Council		Yes
Cllr Roger Glithero	Item 7	Previous site visits and associated meeting attendance		Yes
Cllr Pauline Bradberry	Item 7	Previous site visits and associated meeting attendance		Yes

(b) Informal Site Visits

Councillor Bob Nightingale declared an informal site visit to 58 Windsor Road, Rushden - EN/12/00945/FUL.

Councillor Robin Underwood declared an informal site visit to 20 Griffith Street - EN/12/00256/FUL.

266. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided an update on the conditions that had been agreed for: -

EN/12/00648/OUT	Station Rd, Higham
EN/12/00555/EXT	Slip Clay Pit Landfill Site, Kingscliffe
EN/11/01780/FUL	Ashton Estate
EN/12/00861/OUT	Kimbolton Road Chelveston
EN/00520/OUT & EN/00521/OUT	79 Avenue Rd sites A and B
EN/12/00604/FUL	Benefield Wheatsheaf
EN/11/00834/FUL	Keats Way 17 unit scheme
EN/12/01028/FUL	ENC Members Room, Temporary gym
EN/12/00713/FUL	Abattoir Lairage Land, Chapel Hill, Islip
EN/12/00844/FUL	45 Sartoris Road, Rushden
EN/12/00904/FUL	14 Market Square, Higham Ferrers

It was

RESOLVED:

That the contents of the report be noted.

267. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Mr Roland Bohn** - EN/12/01051/FUL - 66 East Road, Oundle (**Applicant**)
- ii) **Cllr Neil Fraser** - EN/12/01051/FUL - 66 East Road, Oundle (**Oundle Town Council**)
- iii) **Mr Sturman** - EN/12/01051/FUL - 66 East Road, Oundle (**Objector**)
- iv) **Mr Lowe** - EN/12/01070/FUL - 58 Masefield Drive, Rushden (**Applicant**)
- v) **Mr Barry Nicholls** - EN/10/00877/OUT - Garage block rear of 37-41 Nene View, Islip (**Agent for Applicant**)
- vi) **Mr Barry Nicholls** - EN/10/00883/OUT - Garages adjacent 12 Nene View, Islip (**Agent for Applicant**)
- vii) **Mr Barry Nicholls** - EN/10/00884/OUT - Garage block rear of 19-21 Nene View, Islip (**Agent for Applicant**)
- viii) **Mr Barry Nicholls** - EN/10/00915/OUT - Garages 1 to 16 adjacent 19 Greenbank Terrace, Ringstead (**Agent for Applicant**)
- ix) **Mr David Dillon-Redmile** - EN/12/00256/FUL - 20 Griffith Street, Rushden (**Applicant**)
- x) **Mrs Nicole Livie** - EN/12/00945/FUL - 58 Windsor Road, Rushden (**Applicant**)

268. PLANNING APPLICATIONS

The committee considered the planning applications report, with updated information on a number of the applications and representations made by public speakers at the meeting.

The full decision on the applications is included (on the page indicated) in the appendix to these minutes.

(i) EN/12/01051/FUL - 66 East Road, Oundle (page 365)

The committee considered an application which sought permission for the demolition of existing buildings on the site, followed by erection of a Class A1 food-store and ancillary cafe, together with access and car parking to provide 157 spaces. Servicing and landscaping considerations were also included as part of the application.

Members noted that the proposed store would have a gross floor area of 2,203 sqm. with a total sales area of 1,394 sqm. The building itself would be primarily single storey, with a two storey element to the rear accommodating "back office" facilities. A contemporary design for the store had been submitted, with the intention of using traditional building materials to reflect the character of the area.

An update was supplied to the committee, who noted that a draft section 106 agreement had been submitted, the content and wording of which had been accepted. Further letters of objection and support had been received, in addition to further comments from Oundle Town Council. Amendments had been made to proposed conditions, with Condition 11 to be deleted entirely.

The Head of Planning advised the committee that the applicants and ENC had undertaken extensive consultation on the proposals with the public and a range of stakeholders. A wide range of technical issues had been considered in detail and the following points were considered to be key to members determination of this application:

- The North Northamptonshire Core Spatial Strategy (CSS) designates Oundle as a Rural Service Centre and clearly identifies the town as the focal point for development in the Rural North of the district. This study identified that the proportion of available convenience goods expenditure retained in the Oundle area was particularly low, indicating that the majority of people in the vicinity go out of the area for grocery shopping. The study made a recommendation that an appropriate scale of convenience floorspace should be developed in Oundle to meet the needs of the local area.
- The Rural North, Oundle and Thrapston (RNOT) Plan identified the site in question for employment development. Officers considered that the policy was not entirely in accordance with the more recent provisions of the NPPF and there was no realistic likelihood of the site coming forward for commercial development. In addition, the proposed foodstore would create approximately 120 new jobs and therefore, on balance, it was considered that this policy did not constitute a reason for refusal.
- Regarding the sequential test, the applicants had submitted an assessment of alternative development sites within Oundle and concluded that there were no suitable alternatives in the town centre or in edge-of-centre locations. This conclusion had not been significantly challenged and officers agreed with the conclusions.
- With regard to the impacts test, the applicants concluded that the assessment would not have a significant adverse impact on Oundle town centre, though this conclusion had been challenged by objectors on behalf of another retailer. ENC had commissioned independent advice from Roger Tym Associates, who concluded that there was likely to be sufficient expenditure capacity in the Oundle area to support

the proposed development alongside other existing and planned retail provision. Officers were therefore content that the proposals would not have a significant adverse impact and that the requirements of national policy had been met.

In the context of national planning policy and the Development Plan, officers considered that the principle of the development in this location was acceptable.

Regarding the design of the proposed building, the applicants noted in their Design and Access Statement that Oundle was one of the finest examples of collected medieval buildings in the country and had designed the scheme to reflect the surrounding buildings. Officers had required some amendments to the original designs in order to enhance the visual impact of the development and to ensure that key points of the buildings incorporated materials that would effectively reflect the surrounding area.

The site was noted as abutting a conservation area and officers considered that the proposed development would enhance the views from the conservation area and therefore have a positive impact.

The proposals included works to improve the junction of North Street, East Street, Station Road and Blackpot Lane. These improvements would increase highway capacity and accommodate delivery vehicles. The proposal also incorporated enhanced facilities for public transport and pedestrians.

The store would be served by a car-park incorporating 157 spaces. This level of parking exceeded the guidance contained in the NCC Car Parking Standards SPG and was equal to the maximum standards set out in previous Government Guidance. The applicant's Transport Assessment suggested that the maximum number of spaces potentially required to meet peak demand would be 111 spaces. It was therefore considered that the parking provision would meet the need created by the store and provide additional parking for general use.

Concerns had been raised that the proposed parking levels would be insufficient to meet the needs of Waitrose staff and could lead to increased on street parking. This issue had been considered and the applicants had agreed to monitor this situation and to allow staff to use the car-park if a problem was identified. Officers considered that this approach was appropriate and that there was sufficient parking provision in the scheme to allow for this if necessary.

Members discussed the application at length, noting that the application was thorough and well assembled. The level of public consultation undertaken by the applicant was praised by the committee. Members noted the number of residents in the vicinity who were leaving the district in order to purchase grocery shopping and felt that the proposal would be a boost to the local economy rather than a hindrance. It was felt that any issues present as part of the application were far outweighed by the potential benefits to Oundle.

The committee **agreed to grant** the application, subject to an additional condition to monitor and manage the approach for car parking in the local area and subject to a S106 Agreement and conditions as set out in report and amended by Update Sheet

(ii) EN/12/01070/FUL - 58 Masefield Drive, Rushden, NN10 6BH (page 370)

The committee considered an application which had previously been deferred at the Development Control Committee meeting on 17 October 2012 in order for a site visit to be undertaken. This visit had taken place on 24 October 2012.

Members noted that the application proposed a two storey side extension for a semi-detached property. The proposed extension would, if approved, extend to the boundary line with neighbouring property, 60 Masefield Drive, and would accommodate a shower room, kitchen extension and an additional bedroom.

Having undertaken a site visit, the members considered that even though the application was not clear cut, it should be approved.

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

(iii) EN/12/00623/FUL - Former Station Yard, Station Road, Nassington, PE8 6QB (page 371)

Members were presented with a retrospective application for the siting of a building for a sign writing business that had previously been deferred at the Development Control Committee meeting held on 11 July 2012 in order for an enforcement report to be carried out alongside a parking plan for the site.

An update sheet was supplied to members which detailed amended parking and layout plans that had been received since the publication of the report. These demonstrated that sufficient turning space for HGV's was available. The update also detailed allegations of breaches of planning control at the Former Station Yard site as a whole that had been received on 5 November 2012.

Members wished to add an informative to advise that the existing screening to the site should be retained as there was concern that the visual amenity of the village may be jeopardised by thinning and removal of existing trees and shrubs on the site.

The committee **agreed to grant** the application as recommended in the report, subject to the inclusion of the above informative.

(iv) EN/10/00877/OUT - Garage Block, rear of 37- 41 Nene View, Islip (page 372)

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

Members were concerned at the potentially adverse effect the demolition of garages would have on street parking in the surrounding area.

The committee decided to **refuse** the application as recommended in the report.

(v) EN/10/00883/OUT - Garages adjacent 12 Nene View, Islip (page 373)

Members were presented with an outline application proposing the demolition of existing garages on the site and the erection of a single detached bungalow to be located adjacent to the southern boundary of the plot, with no private rear garden.

Members were again concerned at the potentially adverse effect the demolition of garages would have on street parking in the surrounding area.

The committee decided to **refuse** the application as recommended in the report.

(vi) EN/10/00884/OUT - Garage Block, rear of 19-21 Nene View, Islip (page 374)

The committee considered an outline application which sought permission for the demolition of existing garages on the site and the erection of a single detached bungalow.

An update was received which outlined further comments received by neighbours. It was noted that these objections had been covered in the officer report.

As with the previous two applications at nearby locations, members raised concerns at the loss of parking provision to the community and the increased burden this would have on street parking.

The committee decided to **refuse** the application as recommended in the report.

(vii) EN/10/00915/OUT - Garages 1 to 16, adjacent 19 Greenbank Terrace, Ringstead (page 374)

Members were presented with an outline application which sought permission for the demolition of existing garages on the site and the erection of three, two storey dwellings.

An update was supplied to members which detailed further information submitted by the agent for the applicant to try to demonstrate that the proposed dwellings would not have an overshadowing, overbearing or overlooking impact on neighbouring properties.

Members considered that removal of approximately 70% of the parking capacity would have a negative impact on congestion in the surrounding streets.

The committee decided to **refuse** the application as recommended in the report.

(viii) EN/12/00256/FUL - 20 Griffith Street, Rushden, NN10 0RL (page 375)

Members considered a retrospective application which sought permission for the infilling of an archway in the front elevation of the dwelling located at 20 Griffith Street.

An update was provided to the committee which outlined a further letter of support that had been received.

Members felt the rough cut limestone used to infill the archway was not in keeping with the red brick material of neighbouring properties, and noted that the Town Council had objected on these grounds.

The committee decided to **refuse** the application as recommended in the report.

(ix) EN/12/00945/FUL - 58 Windsor Road, Rushden, NN10 0BB (page 375)

Members were presented with an application requesting a change of use for two-thirds of an existing domestic garage. If approved, the garage would be converted into a mini hairdressing salon area, with the remaining section of the garage being used for storage. The proposed opening hours were supplied to members, who noted that the salon area would be in use for approximately 25 hours per week. The application did not propose any changes to the external appearance of the garage.

Members were please that the application had been made in the correct fashion and wished the applicant luck with her business.

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

(x) EN/12/01360/FUL - Plot 2, Haldens Parkway, Thrapston (page 376)

The committee considered an application which sought permission for the erection of Class B1, B2 and B8 use warehouse with associated parking, and services.

Members expressed concern over potential noise issues and requested an amendment to the condition drafted by Environmental Health, that no reversing beepers or audible alarms from vehicles would be used during the hours of 22.00 to 07.00 Monday to Friday and 22.00 to 08.00 on Saturday and Sunday.

The committee **agreed to grant** the application as recommended in the report subject to the Environment Agency being satisfied with the surface water drainage scheme, and subject to conditions as set out in the report and amended by the update sheet with the exception of the condition noted above.

269. FORMER MORCOTT TO DEENE ROAD, HARRINGWORTH AIRFIELD

Members received a report from the Head of Planning Services which sought member endorsement for the proposal by Northamptonshire County Council for the permanent "stopping-up" of the Morcott to Deene Road.

Members noted that the road had been closed for approximately seventy years and would cost in the region of £1.5million - £2 million to reinstate. However, as a short section of the road passed through Rutland District, and had already been torn up, reinstatement would not be financially viable. It was therefore

RESOLVED:

That members endorsed the proposals of Northamptonshire County Council for the permanent "Stopping Up" of the Morcott to Deene Road.

Chairman

List Of Applications Determined By

DEVELOPMENT CONTROL COMMITTEE - 7 November 2012

12/01051/FUL

Date received	Date valid	Overall Expiry	Ward
26 June 2012	3 July 2012	2 October 2012	

Applicant **Linden Midlands Ltd And Waitrose Ltd**

Agent **Ms Shirley Karat - Firstplan**

Location **66 East Road, Oundle, Northamptonshire, .**

Proposal **Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping.**

Decision: Delegate to Head of Planning Services, in conjunction with Chairman, Vice-Chairman and Ward Members to GRANT subject to an additional condition in relation to the monitor and manage approach for car parking in the local area and subject to a S106 Agreement and conditions as set out in report and amended by Update Sheet. S106 Agreement to be signed within 6 months.

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 1394 sq m of which no more than 209 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 following approved plans: PE01A - Location and Existing Plans

P02A - Site Plan
P03C - Ground Floor Plan
P04C - First Floor Plan

P05A - Roof Plan
P10D – Elevations
P11B – Elevations
TR8110103/SK04 Rev. H – Proposed Highway Layout
GC.65982.101 - Tree Survey Plan
GC.65982.201A - Soft Landscaping Plan
Landscape Report Rev. A

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

5. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall take place until a scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority and this shall include the submission of details/samples of all materials to be used on the external elevations. 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. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall take place until details of all boundary treatment, including 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 boundary treatment shall be in place prior to the first use of the store hereby approved and shall thereafter be retained.
Reason: To ensure that the appearance of the development is satisfactory.
7. The development shall be implemented in accordance with the approved Site Waste Management Plan HSE-BPG-W01-101Rev7 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.
8. Prior to the commencement of development on site (not inclusive of demolition, removal of hardstanding and vegetation) a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and approved in writing with the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 for the intended use of the land after remediation.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
9. Remediation of the land must be carried out in accordance with the terms of the approved remediation scheme, unless otherwise agreed in writing with the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that

demonstrates the effectiveness of the remediation carried out must be produced, and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately and in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be produced, and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. Prior to the first use of the store hereby approved an implementation scheme for the approved soft landscape proposals shall be submitted and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with this scheme during the first available planting season or to a timetable to agreed by the Local Planning Authority.

Reason: In the interest of visual amenity.

12. 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.

13. Prior to the first use of the store hereby approved a revised Security Risk Assessment Report shall be submitted to and approved by the Local Planning Authority in writing. This revision shall take into account the comments of the Crime Prevention Design Advisor and shall also include the means of security of the vehicular accesses and such details shall include that no means of security, gate or bar shall be able to open over the highway. The approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.

Reason: In the interest of crime prevention and in the interests of highway safety.

14. The rating level of noise emitted from the proposed mechanical services plant and equipment to be installed on the site shall not exceed 30dB (A) at the nearest noise sensitive properties.

Reason: In the interest of residential amenity.

15. 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 manufacturer's 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.

16. 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 06.00 or after 22.00 Mondays to Sundays. 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. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading.

Reason: In the interest of residential amenity.

17. Prior to the commencement of any part of the development hereby permitted, a Demolition/Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This 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. Measures to control the emission of dust and dirt during construction;
 - iii. Control of noise emanating from the site during demolition and construction;
 - iv. Hours of demolition/construction work to be limited to between 08:00 – 18:00 Monday to Friday and between 08:00 – 13:00 on Saturdays and no construction work (other than emergency works) on Sundays or Bank Holidays);
 - v. Measures to control light;
 - vi. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and temporary infra-structure within the site;
 - vii. Designation, layout and design of construction access points;
 - 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 solely within the site;
 - xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site;
 - xii. 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);
 - xiii. Storage of plant and materials used in constructing the development within the site;
 - xiv. 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;
 - xv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - xvi. All loaded lorries leaving the site to be securely and effectively sheeted;
 - xvii. Piling;
 - xviii. Site contact details. The approved Demolition/Construction Management Plan shall be adhered to throughout the demolition and construction period and the approved measures shall be retained for the duration of the construction works.

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

18. Prior to the first use of the store hereby approved, 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 and retained thereafter in perpetuity.
Reason: In order to ensure adequate safety and security on site.
19. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted Ecological Appraisal dated September 2011 and the Bat Survey Report dated 3 October 2011 and received by the local planning authority on 26 June 2012.
Reason: In the interests of ecology and biodiversity
20. 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
21. The store hereby approved shall not operate until the off-site highway works shown in principle on drawings TR8110103/SK04 Rev. H and TR8110103/SK10 have been completed together with the parking, access and servicing arrangements shown on the approved plans.
Reason: In the interest of highway safety.
22. Deliveries to the new food store by heavy goods vehicle are to be made from the A605 via A427 Station Road. No deliveries by heavy goods vehicle are to be made via Oundle Town Centre.
Reason: In the interest of highway safety.
23. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall commence until a surface water drainage scheme for the site (including implementation, ownership and maintenance thereof), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the first use of the store hereby approved. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. It shall include surface water design with detailed calculations to illustrate that discharge will be no greater than 5l/s and that sufficient storage has been provided, consideration of the possibility that the design for surface water may fail and as such a backup plan shall be designed, overland floodwater should be routed away from vulnerable areas. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development".
Reason: To prevent the increased risk of flooding both on and off the site.
24. At least 10% of the energy supply of the development shall be secured from decentralised and/or renewable or low-carbon energy sources (as described in the statement). No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall take place until a timetable of how this is to be achieved, including details of physical works on site, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be

implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

25. 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 approved details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration.

26. All surface water from parking and manoeuvring areas shall be passed through a petrol interceptor prior to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturer's guidelines.

Reason: To prevent pollution to the water environment.

27. Development shall proceed in accordance with the provisions of the submitted Travel Plan prepared by Glanville, dated 22 June 2012.

Reason: In the interest of sustainable transport.

12/01070/FUL

Date received	Date valid	Overall Expiry	Ward
28 June 2012	29 June 2012	24 August 2012	

Applicant **Mr Lowe**

Agent **Blueprint Architectural Design - Kelly Gorrie**

Location **58 Masefield Drive, Rushden, Northamptonshire, NN10 6BH.**

Proposal **Proposed two storey side extension.**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development the subject of this planning permission shall be carried out using external materials matching those of the existing building, unless otherwise agreed in writing by the local planning authority.

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

3. Before the first occupation of the extension hereby approved the window to serve the proposed shower room at ground floor level on the east elevation; shall be fitted with

obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and any part of the window (s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window (s) shall be permanently retained in that manner thereafter, unless otherwise agreed in writing by the local planning authority.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), no further windows shall be inserted within the southern elevation of the extension hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

5. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 28th June 2012, drawing numbers:12-056-01B, 12/056-03, 12-056-02A, 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.

12/00623/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 **Unit 2 Station Yard, Station Road, Nassington, Northamptonshire.**

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

Decision Application Permitted, with informative in relation to retention of screening.

Conditions/Reasons:

1. The development hereby permitted shall not be open to employees, customers or any other visiting member of the public except between the hours of 8:00am to 17:30pm Mondays to Fridays and 9:00am to 12:00 noon on Saturdays. No visits or deliveries by vans, lorries or other form of large vehicle shall take place except between the hours of 8:30am to 17:30pm Mondays to Fridays and except between the hours of 09:00am to 12:00 noon on Saturdays. The premises shall not open on Sundays or Bank Holidays.

Reason: In the interest of neighbouring amenity and local amenity.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans, plans received by the Local Planning Authority on 13 April 2012 drawing numbers 1437/1, OS Mastermap CM-00138433, photographs received on 13

April 2012, and parking plan received on 15 October 2012.

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

10/00877/OUT

Date received	Date valid	Overall Expiry	Ward
11 May 2010	21 May 2010	16 July 2010	

Applicant **Spire Homes**

Agent **Architectural And Surveying Services Ltd**

Location **Garage Block Rear Of, 37 - 41 Nene View, Islip, Northamptonshire.**

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

Decision Application Refused

Conditions/Reasons:

1. The proposed dwellings by reason of their scale and in particular their maximum height, would be out of keeping with residential properties in the surrounding area where there are no other examples of bungalows and would therefore result in a detrimental impact on the character and appearance of the street scene and the surrounding area. The proposal would therefore be contrary to Policy 2 of the East Midlands Regional Plan and Policy 13(h) of the North Northamptonshire Core Spatial Strategy.
2. The applicant has failed to demonstrate that the application will not result in a loss of parking in the immediate vicinity. The proposal therefore has the potential to lead to increased parking on the highway to the detriment of highway safety and convenience contrary to Policy 13(d) of the North Northamptonshire Core Spatial Strategy.

10/00883/OUT

Date received	Date valid	Overall Expiry	Ward
11 May 2010	21 May 2010	16 July 2010	

Applicant **Spire Homes**

Agent **Architectural And Surveying Services Ltd**

Location **Garages Adjacent 12, Nene View, Islip, Northamptonshire.**

Proposal **Demolition of existing garages and the erection of a dwelling and associated parking**

Decision Application Refused

Conditions/Reasons:

1. The proposed dwelling by reason of its scale and in particular its maximum height, would be out of keeping with residential properties in the surrounding area, where there are no other examples of bungalows. It would therefore result in a detrimental impact on the character and appearance of the street scene and the surrounding area, contrary to NPPF para 7.64, Policy 2 of the East Midlands Regional Plan and Policy 13(h) of the North Northamptonshire Core Spatial Strategy.
2. The applicant has failed to demonstrate that the application would not result in a cumulative loss of parking in the immediate vicinity. The proposal therefore has the potential to lead to increased parking on the highway to the detriment of highway safety and convenience, contrary to Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.
3. The proposed development does not include any private amenity space and the front garden area provided would be open, overlooked and would result in an unsatisfactory standard of residential accommodation for future occupiers. The development is therefore contrary to the NPPF para 57, Policy 2 of the East Midlands Regional Plan and Policy 13(j) of the North Northamptonshire Core Spatial Strategy.

10/00884/OUT

Date received	Date valid	Overall Expiry	Ward
11 May 2010	21 May 2010	16 July 2010	

Applicant **Spire Homes**

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

Location **Garage Block Rear Of, 19 - 21 Nene View, Islip, Northamptonshire.**

Proposal **Demolition of existing garages and the erection of a dwelling and associated parking**

Decision Application Refused

Conditions/Reasons:

1. The proposed dwelling by reason of its scale and in particular its maximum height, would be out of keeping with residential properties in the surrounding area where there are no other examples of bungalows and would therefore result in a detrimental impact on the character and appearance of the street scene and the surrounding area. The proposal would therefore be contrary to Policy 2 of the East Midlands Regional Plan and Policy 13(h) of the North Northamptonshire Core Spatial Strategy.
2. The applicant has failed to demonstrate that the application will not result in a loss of parking in the immediate vicinity. The proposal therefore has the potential to lead to increased parking on the highway to the detriment of highway safety and convenience contrary to Policy 13(d) of the North Northamptonshire Core Spatial Strategy.

Date received	Date valid	Overall Expiry	Ward
14 May 2010	21 May 2010	16 July 2010	

Applicant **Spire Homes**

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

Location **Garages 1 To 16 Adjacent 19, Greenbank Terrace, Ringstead, Northamptonshire.**

Proposal **Outline: Demolition of existing garages and the erection of three dwellings and associated parking (all matters reserved)**

Decision Application Refused

Conditions/Reasons:

1. The applicant has failed to demonstrate that the proposal would not have an adverse overbearing and overlooking impact on the neighbouring properties at 15 and 16 Burnell Close including their rear gardens, and would therefore be detrimental to the residential amenities of neighbouring occupiers. The proposal therefore is contrary to the NPPF and Policy 13 (l) of the North Northamptonshire Core Spatial Strategy

Date received	Date valid	Overall Expiry	Ward
14 February 2012	14 February 2012	10 April 2012	

Applicant **Mr David Dillon-Redmile**

Location **20 Griffith Street, Rushden, Northamptonshire, NN10 0RL.**

Proposal **Infill of arched opening with sandstone arch and sandstone brick block infill with the installation of double glazed UVPC door**

Decision Application Refused

Conditions/Reasons:

1. The development, by virtue of the rough coursed natural stone used, appears out of keeping with the character and appearance of the original dwelling, resulting in an incongruous and uncomfortable overall appearance for the front elevation. This, in turn, detracts from the pleasing character of the conservation area and as such, the application would be contrary to advice contained within the NPPF (para's 17 (entitled Core Planning Principles), Chapter 7 and Chapter 12), Regional Spatial Strategy Policies 2 and 27, North Northamptonshire Core Spatial Strategy Policy 13 (h), (i) and (o), and East Northamptonshire Council Residential Extensions and Alterations SPG and the Three Towns Preferred Options Document.

Date received	Date valid	Overall Expiry	Ward
8 June 2012	15 August 2012	10 October 2012	

Applicant **Mr G Livie**

Location **58 Windsor Road, Rushden, Northamptonshire, NN10 0BB.**

Proposal **Change of use of two thirds of existing domestic garage into a mini hairdressing salon area**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The premises shall only be open to the public during the following times: Monday and Thursday 8.45am-1pm, Tuesday and Friday 6-9pm, Saturday 9am-4pm and on Sundays 10.30am-1pm unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of residential amenity.
3. The development hereby permitted shall be carried out strictly in accordance with the approved plans: Location Plan, Existing and Proposed Floor Plans and Block Plan received by the Local Planning Authority on 15.08.12 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.
4. This permission shall be limited to the use of two thirds of the existing garage within the red line on the submitted location plan and block plan for a mini hairdressing salon only by the applicant and their spouse in connection with their residential occupation of the existing dwelling, known as No.58 Windsor Road and for no other purposes without prior written approval of 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. When the residential dwelling, known as 58 Windsor Road ceases to be occupied by the applicant or their spouse, the commercial use of the two thirds of the existing garage shall cease and the garage shall be reverted back into its domestic use unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to clarify the terms of the planning permission.

Date received	Date valid	Overall Expiry	Ward
20 August 2012	28 September 2012	28 December 2012	

Applicant **Holden Property Limited**

Agent **PHP Architects - Mr William Elsigood**

Location **Plot 2, Haldens Parkway, Thrapston, Northamptonshire.**

Proposal **Warehouse and offices with service yard, car parking, cycle shelter, new access and external works to link to adjacent site (B1 B2 and B8).**

Decision: Delegate to Head of Planning Services, in conjunction with Chairman, Vice-chairman and Ward Member to GRANT, subject to the Environment Agency being satisfied with the surface water drainage scheme, and subject to conditions as set out in the report and amended by the update sheet except that:

- ***No reversing beepers or audible alarms from vehicles shall be used during the hours of 22.00 to 07.00 Monday to Friday and 22.00 to 08.00 Saturday and Sunday.***

Conditions/Reasons -

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall be carried out using the materials as stated in email from Rob MacNaughton, dated 24/10/12 (Cladding C32/1000 – HPS200- colour Alaska Grey, Cladding C32/1000 – HPS200- colour Albatros Grey, Kingspan Micro-Rib 1000 – colour Alaska Grey, Kingspan Micro-Rib 1000 – colour Sargossa Blue. (Sargossa Blue is also proposed for all doors, window frames, canopy trim, canopy steelwork), unless otherwise agreed in writing by the local planning authority.
Reason: To ensure a satisfactory external appearance.
3. The development shall be carried out in accordance with the submitted landscaping plan (Ref: 01 Rev D), unless otherwise agreed in writing by the local planning authority. No part of the development hereby permitted shall be brought into use unless and until the landscaping scheme so approved has been implemented and substantially completed, unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.
4. The development shall be carried out in accordance with the boundary treatment shown on the submitted landscaping plan (Ref: 01 Rev D), unless otherwise agreed in

writing by the local planning authority. No part of the development hereby permitted shall be brought into use unless and until the boundary treatments so approved have been implemented and completed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which does not adversely affect the visual amenity of the area.

5. The development hereby approved shall be carried out in accordance with levels shown on the submitted plans, unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To protect the amenity of neighbouring occupiers.

6. If between the commencement of development and six months of the building having been completed (the date of which shall be confirmed in writing by the occupier to the local planning authority) it is brought to the attention of the Local Planning Authority that TV or radio interference to adjacent residential properties has occurred as a result of the erection of the buildings, details of measures to mitigate against such TV or radio Interference shall be submitted to the Council. These details shall be submitted by the applicant within 28 days of being advised by the Council that such problems are occurring, and subsequently approved in writing by the Local Planning Authority. The details of mitigation measures submitted shall be commensurate with the level of TV or radio Interference occurring and shall be implemented within a reasonable time period as directed by the Local Planning Authority.

Reason: In the interests of protecting local amenity and to alleviate any adverse electromagnetic interference.

7. The acoustic fencing to be erected along the site boundary adjacent to the A605 shall be erected as per the details submitted in drawings reference: Site Plan Dwg no. 3771/011 Rev J, Site PPlan Dwg number 3771/011 Rev L. The specification of the acoustic fence shall be of a construction as per drawing no J7/01046 titled Detail of Jakoustic Highway Fencing System.

Reason: In the interest of residential amenity and to ensure maximum noise reduction.

8. The acoustic fin wall shall be an extension of the western elevation of the building hereby approved, and the wall shall extend in a northerly direction to meet the proposed acoustic fencing, as shown on the submitted plans.

Reason: In the interest of residential amenity.

9. No reversing beepers or audible alarms from vehicles shall be used during the hours of 22.00 to 07.00 Monday to Friday and 22.00 to 08.00 on Saturday or Sunday.

Reason: In the interest of residential amenity.

10. Noise levels from the operations on site when measured as LAeq 15min at the nearest noise sensitive building shall not exceed the background noise level by more than 5dB.

Reason: In the interest of residential amenity.

11. No power floating works to be undertaken between the hours of 18:00 and 08:00 hours without prior permission of the Local Planning Authority.

Reason: In the interest of residential amenity.

12. External lighting shall be installed as per the position and specification of external lighting detailed in drawing no. D12790/PR/C dated 15/08/2012. The means of illumination of the subject of this consent shall not be of a flashing or intermittent

nature and the Stellar 1 and 2 lanterns shall be installed with the face glass at no greater upward tilt than five degrees from horizontal. The approved scheme shall be installed, maintained and operated in accordance with the approved details, unless the Local Planning Authority gives consent to any variation.

Reason: To protect the appearance of the area, the environment and wildlife and local light-sensitive development from light pollution, to ensure adequate safety and security on site and to prevent energy waste from light pollution.

13. No access of any kind (including for construction traffic) shall be formed between the site and the A605 along the western boundary of the site.

Reason: In the interests of highway safety.

14. The development hereby permitted shall be carried out strictly in accordance with the approved plans The drawings to which this decision relates are as follows: Drawing no's 3771X/1000 P2, 3771/011 L, 3771/014 J, 3771/010 H, 3771/006 G, 10-5042/320 P3, D12790/PR/C, J7/01046, 1161/10 01 D, 1161/10 02 C, 1161/10 05, 10-5042/300P1, KL 3172 C, KL 3176 F, Received by the Local Planning Authority on 20 August 2012, 24 August 2012, 26 September 2012 and 28 September 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.

PLANNING POLICY COMMITTEE

Date: 19 November 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - David Brackenbury (Chairman)

Peter Baden
Tony Boto
Michael Finch
Glenn Harwood MBE
Sylvia Hobbs

David Jenney
Gill Mercer
Bob Nightingale
Pam Whiting
Peter Wathen (observer)

270. CHAIRMAN'S WELCOME

The Chairman welcomed Councillor Peter Wathen, who was attending as an observer, to the meeting. The Chairman also welcomed Councillor Peter Baden who had replaced Councillor David Read as a member of the Committee. On behalf of the Committee, the Chairman recorded his appreciation for Councillor Read's work on the Committee.

271. MINUTES

With reference to minute 242, Councillor Gill Mercer noted that the Committee had commented on the need for Members to be involved in the local listing of buildings of local architectural or historic interest.

The minutes of the meeting held on 22 October 2012 were approved and signed by the Vice-Chairman who had presided at the meeting

272. PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE (CIL) WORKING PARTY

With reference to minute 241, the Committee was requested to appoint members to a Working Party to consider CIL in more detail prior to the formulation of the draft charging schedule. The Working Party would meet approximately monthly during the daytime until April 2013.

RESOLVED:

That Councillors David Brackenbury, Tony Boto, David Jenney, Gill Mercer and Bob Nightingale be appointed to the above Working Party

273. APOLOGIES FOR ABSENCE

Councillors Marian Holloman, Sylvia Hughes and Steven North sent their apologies.

274. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

275. ROCKINGHAM DEVELOPMENT FRAMEWORK AREA LOCAL DEVELOPMENT ORDER

The Committee considered a report of the Planning Policy and Conservation Manager concerning a proposal for investigations into the feasibility of introducing a Local Development Order for the potential development area around the Rockingham Motor Speedway.

In response to Members' questions, the following points were noted:

- A cost/benefit analysis would be carried out to assess, in particular, the potential increase in business rates income against the loss of planning fees.
- The land uses included in the LDO would determine whether or not warehousing would be "permitted development". The land uses included in the LDO would be for this Council to determine.
- The Council would be able to specify the proportion of B1, B2 and B8 uses permitted within the LDO area.
- Consultations would be undertaken with local residents and Parish Councils.
- There would be some impact on other work resulting from the initial investigation process, but as this would be conducted jointly with Development Control staff and Corby Borough Council, the impact would not be significant at this stage.
- The timescale for the preparation and adoption of any LDO would depend upon its content and would be addressed through further reports to the Committee when more information was available.

Members requested that progress on the formulation of any LDO be reported to the Committee and any significant decisions to be taken as part of the process be determined by the Committee.

RESOLVED:

That further investigations take place, jointly with Corby Borough Council, into the suitability of taking forward a Local Development Order for the Rockingham Development Framework area.

(Reason – to further investigate this new planning tool and the potential suitability of it for this specific area)

276. PLANNING POLICY UPDATE

The Committee considered a report of the Planning Policy and Conservation Manager providing updates on the North Northamptonshire Core Spatial Strategy and Four Towns Plan, and community progress on Neighbourhood Plans, Masterplans and Community Plans.

The Chairman reported that the Secretary of State had requested more time to decide whether or not to "call in" the planning application recently approved for the Rushden Lakes development. If called in, a Public Inquiry would be required which was likely to take a year or so to complete and the Retail Strategy would need to reflect the town centre based strategy with comment about the Rushden Lakes development position. If the application were not

called in, this Council would be able to determine it and the Retail Strategy could incorporate the development.

It was acknowledged that the prospective developers may elect not to proceed with the development as a result of the delay which would occur should the application be called in.

It was noted that some District/Borough Councils wished to determine settlement boundaries, whilst some preferred a criteria based approach. This issue had therefore been left open-ended by the emerging Core Strategy for respective District/Borough Councils to determine.

The Planning Policy and Conservation Manager confirmed that the publication of Natural England guidance on habitat regulations, which was awaited, would not delay the process significantly and also undertook to inform Members of the areas where the Environment Agency had requested changes to be made and to inform Members of the advice given by the Housing Strategy Team on the Affordable Housing Assessment.

RESOLVED:

That current progress be noted.

(Reason – to provide an update on progress for Members' information)

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 28 November 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

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

277. MINUTES

The minutes of the meeting held on 7 November 2012 were approved and signed by the chairman, subject to the correction of a minor typographical error under minute 268

278. APOLOGIES FOR ABSENCE

There were no apologies.

279. 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	Other Interest
Cllr Andy Mercer	EN/12/01784/NCC	Member of NCC Development Control Committee	Yes	
Cllr Ron Pinnock	EN/12/01784/NCC	Member of NCC Development Control Committee	Yes	
Cllr Dudley Hughes	EN/12/01784/NCC	Member of NCC		Yes
Cllr Anna Sauntson	EN/12/00925/FUL	Worked with objector on a Higham Ferrers Committee		Yes

(b) **Informal Site Visits**

There were no informal site visits declared.

280. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided an update on the conditions that had been agreed for: -

EN/12/00648/OUT	Station Rd, Higham
EN/12/00555/EXT	Slipe Clay Pit Landfill Site, Kingscliffe
EN/11/01780/FUL	Ashton Estate
EN/12/00861/OUT	Kimbolton Road Chelveston
EN/00520/OUT & EN/00521/OUT	79 Avenue Rd sites A and B
EN/12/00604/FUL	Benefield Wheatsheaf
EN/11/00834/FUL	Keats Way 17 unit scheme
EN/12/00713/FUL	Abattoir Lairage Land, Chapel Hill, Islip
EN/12/00904/FUL	14 Market Square, Higham Ferrers

Members were advised by the Head of Planning Services that recently several deadlines for the signing of Section 106 agreements had been close to going over 6 month deadline set by the Development Control Committee. It was felt that it would be useful to provide an update to members on progress of these alongside anticipated completion dates.

It was

RESOLVED:

- 1) That the contents of the report be noted.
- 2) That, for future committees, an additional table outlining progress with Section 106 agreements would be included with this standing item.

281. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Mr Henry Barney** - EN/07/00067/OUT - Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers (**Applicant**)
- ii) **Mr Charles Blake** - EN/12/01528/FUL - Warth Park Way, Raunds (**Applicant**)
- iii) **Mr James Lack** - EN/12/00925/FUL - 78 Northampton Road, Higham Ferrers (**Objector**)

282. PLANNING APPLICATIONS

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

(i) EN/07/00062/OUT - Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers (page 388)

The committee considered an outline application which sought permission for a residential development of 166 dwellings, with all other matters reserved.

Members recalled that they had previously deferred the application at a meeting of the Development Control Committee on 5 September 2012 in order to undertake further negotiations in relation to affordable housing, education and public transport contributions.

An update was supplied to members which provided updates from the applicant, Higham Ferrers Town Council and Higham Ferrers Nursery and Infant School along with a further three comments received from neighbours.

The committee heard from the Development Control Manager that three meetings had taken place subsequent to the aforementioned committee, and these had been attended by the ward members, the applicant and relevant officers from both ENC and the county council. As a result of the meetings, a different S106 package had been proposed, details of which were supplied to members within Appendix 4 of the officer report. The table provided a direct comparison between the S106 package originally agreed and the revised proposed package.

The committee was advised that they could not require a secondary school contribution as part of the package, as Northamptonshire County Council had advised that there was available capacity across the two schools in Rushden and Higham Ferrers. Therefore, it would not be CIL complaint or legally possible to require a contribution.

Members noted that the only way to increase affordable housing for the development in a meaningful way was to remove the public transport contribution and reduce the Greenway contribution to £20,000. The recommendation was now for a figure of 23% affordable housing as opposed to 20%, with the amount of social rented houses falling to 19 instead of the original 20. Regarding public transport, members were advised that Higham Ferrers was better served than other towns in district for public transport. and that a contribution towards the Higham Hopper did not meet CIL tests.

Members noted that the application had been deferred three times and that the committee had previously agreed outline planning permission for the site. It was felt by members that following the recent negotiations with the developer they had gone as far as they could in regard to amending the application and that they felt constrained by governmental legislation. Members requested the inclusion of a site waste management plan as an additional condition.

The committee **agreed to grant** the application, subject to an additional condition regarding the inclusion of a site waste management plan.

(ii) EN/12/01528/FUL - Warth Park Way, Raunds (page 393)

The committee considered an application which sought permission for the development of a distribution unit; including access, parking, servicing and landscaping. Also under consideration were highway access works and associated landscaping.

Members were advised that the application proposed the construction of a commercial building 3899sqm in size, comprising a 3472sqm parcel sorting and distribution area, with 427sqm of ancillary office space.

An update was supplied to members detailing consultations responses from the Town Council, Environment Agency, NCC Highways, ENC's Landscaping Officer and the NNJPU Sustainability Officer. Also included in the update were comments from the applicant regarding solar panels and five additional conditions relating to the following :

- Landscaping
- BRE Environmental Assessment Method
- Submission and approval of an Energy Strategy
- Surface Water Drainage Scheme
- Revised Parking and Servicing

Members welcomed the application and took the view that the proposal could initiate development for the area, prompting further clients to come forward. Members complimented the applicants on undertaking an extensive consultation with interested parties, but were concerned that the proposal lacked a requirement for the installation of sprinklers within the building. It was requested that installation of sprinklers be added as an informative.

The committee **agreed to grant** the application, subject to the completion of a Section 106 Agreement, the conditions listed in the update and informative regarding installation of sprinklers.

(iii) EN/12/00925/FUL - 78 Northampton Road, Higham Ferrers, NN10 8AN (page 396)

Members were presented with an application which sought permission for a two storey rear extension, insertion of windows to the first-floor side elevations and provision of a crossing

Members noted the concerns of neighbours but stated that there were no planning grounds to refuse the application, as evidenced by paragraphs 7.3.3-7.3.5, 7.3.12-7.3.13 and 7.4 of the officer report. Members further noted that both neighbouring properties had existing extensions and felt it would be wrong to deny a similar extension in this instance.

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

(iv) EN/12/01345/REM - 49 East Street, Stanwick, NN9 6PX (page 397)

The committee considered an application which sought permission for reserved matters relating to planning permission EN/09/01374/OUT, granted on 7 September 2009, which was for two, two-storey detached dwellings with associated improvements to existing access.

Members raised concerns regarding access to the main road and the amount of construction ongoing at the site. It was requested that an arboricultural method statement and tree protection plan be added as a condition as well as an additional condition requiring the submission of a site waste management plan.

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

(v) EN/12/01431/FUL & EN/12/01432/LBC - Duchy Farm Buildings, Bidwell Lane, Caldecott, Chelveston, NN9 6AR (page 401)

Members were presented with two applications, which the committee took together, seeking planning permission for change of use for agricultural buildings to form three dwellings, including a limited extension and a car port. The application also requested permission to demolish three modern farm buildings as well as change of use for the attached barn to further residential accommodation to the Farmhouse and the erection of a new triple garage. The second application requested listed building consent for the same works.

Members stated that ENC's Conservation Officer had no objections to the proposals but asked for clarification regarding materials to be used for rainwater goods. Members saw the proposals as a positive re-use of redundant buildings and felt that the development at the site would enhance the surroundings.

The committee **agreed** to **grant** the applications as recommended in the reports.

(vi) EN/12/01733/RWL - Ditchford Lane, Rushden (page 409)

Members were presented with an application which requested replacement of extant planning permission EN/09/01814/RWL which had been granted at a Development Control Committee meeting on 19 March 2010. The original permission had been granted for an upgrade of the existing A45(T) Ditchford Road interchange, including new slip-roads, widening works and replacement of existing roundabouts with signal controlled junctions.

An update was supplied to the committee outlining updates from the Wildlife Trust and summary objection from Rushden Town Council. Members discussed the need for pedestrian and cycle access for the Skew Bridge site located a quarter of a mile away.

The committee **agreed** with the officer recommendation for the application.

(vii) EN/12/01784/NCC - Land South of Oil Depot, Wansford Road, Kings Cliffe (page 411)

Members were asked to consider their position on an application requesting the extraction and processing of 0.4 Hectares of limestone as well as the importation of soils to restore the site and formation of three lakes within the footprint of the previously approved lake.

Members were advised the ENC officers had not been supplied with sufficient information to determine its full view and additional information should be sought from the applicant prior to determination.

The committee **agreed** with the officer recommendation for the application.

(viii) EN/12/01747/EXT & EN/12/01748/EXT - Thornhaugh Quarry, Near Wansford, Peterborough (page 412)

Members were presented with two reports requesting variations to conditions C2 and C1 respectively. These conditions covered the phasing programme and sequence of excavations on site, detailed in the original planning permission issued by Peterborough City Council.

The committee considered both applications together as they related to the same site. Members noted that variation of the aforementioned conditions may reduce the number of vehicles movements on and around the site, and could see a potential reduction in dust and noise issues.

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

283. APPEAL 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 10 September 2012 to 9 November 2012.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 28 November 2012

07/00062/OUT

Date received	Date valid	Overall Expiry	Ward
3 January 2007	3 January 2007	4 April 2007	

Applicant **Harwell Land Ltd And Alfred Underwood Ltd**

Agent **Smith Stuart Reynolds**

Location **Land At Wharf Road Allotment Site, Wharf Road, Higham Ferrers, Northamptonshire.**

Proposal **Outline: Residential development of 166 dwellings all matters reserved**

Decision: To be granted, subject to S106 Legal Agreement, plus additional condition in relation to a site waste management plan.

Conditions/Reasons:

1. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.
Reason: The application is in outline only and the reserved matters referred to will require full consideration by the local planning authority.
2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.
4. The development hereby permitted shall not be for any more than 166 residential units unless otherwise agreed in writing by the Local planning Authority.
Reason: To ensure that the development is consistent with the submitted supporting documentation, to ensure that consideration of highway matters has been adequately considered and to ensure that adequate consideration can be given to any proposed increase in numbers on the site.
5. Prior to the submission of any reserved matters application a detailed design brief shall be submitted to and approved in writing by the local planning Authority . This shall be carried out in accordance with a scheme of public involvement which shall be agreed in writing with the local planning Authority. Unless otherwise agreed in writing with the local planning Authority it shall be in accordance with the following design principles set

out in the submitted Design and Access statement:

- the majority of dwellings to be 2 storey in height, particularly adjacent to existing development, the remainder will not exceed 2.5 storeys.
- development to have regard to the existing public right of way along the southern boundary
- landscaping to be designed to reflect surroundings and tree planting in particular to be planted on the southern boundary.
- development to be designed to be pedestrian friendly
- development to reflect the character of the area and the brief to include a detailed analysis of this
- roads to be designed in accordance with manual for streets
- Parking to be provided in a variety of formats
- public open space to be incorporated into the development in accordance with the Council's SPD
- feature buildings to be provided in prominent locations
- development to respond to the constraints and opportunities of the site
- access to be included to the allotments on the western side of the site.

Reason: To ensure a high quality of design in accordance with North Northamptonshire Core Spatial Strategy 13

6. Details of existing and proposed levels in relation to the site's surrounding and internally, including any levelling and regrading works, shall be submitted concurrently with all reserved matters applications

Reason: In the interest of amenity.

7. The landscaping scheme(which includes boundary treatments) required to be submitted by condition 1 shall be implemented in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. Any trees or plants forming part of the approved landscape scheme which die within 5 years of planting shall be replaced.

Reason: In the interest of amenity

8. All reserved matters applications shall be accompanied by a survey for japenese knotweed(which is present on parts of the site), and a method statement for its eradication. Development shall be carried out in accordance with the approved method statement.

Reason: In the interest of ecology and amenity

9. Any reserved matters application shall be accompanied by an arboricultural report which shall be completed in accordance with BS 5837.2012. This shall include details of tree and hedge protection. Development shall be carried out in accordance with the arboricultural report.

Reason: In the interest of amenity

10. Any reserved matters application shall be accompanied by proposals for the storage of refuse and waste in accordance with the Domestic Waste Storage and Collection SPD.

Reason: In the interest of amenity and sustainability.

11. Provision shall be made to accommodate all site operative's, visitors and construction vehicles loading, off loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

12. Prior to the commencement of development a scheme to prevent the deposit of mud and other similar debris on the adjacent public highways shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.
Reason: In the interest of highway safety.
13. Prior to the commencement of development a scheme for the provision of litter and dog bins shall be submitted to and approved by the Local Planning Authority in writing. This scheme shall include arrangements for emptying these bins both in the short and longer term.
Reason: In the interest of amenity
14. Prior to the commencement of development a scheme for lighting any private parking areas shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.
Reason: In the interest of amenity and crime prevention.
15. The development shall be carried out in complete accordance with the noise mitigation measures contained in the Noise Assessment entitled "Impact of Noise on Proposed Residential Development- Wharf Road Higham Ferrers" by Analytical and Environmental Services dated July 2006 and updated Noise Survey dated May 2011 by Northumbrian Water Scientific Services.
Reason: To protect residents from undue levels of noise
16. Prior to the removal of any trees from the site a bat survey shall be carried out, submitted to and approved in writing by the Local Planning Authority. Any conclusions in respect of mitigation measures in respect of bats contained in such a report shall be implemented in full.
Reason: To ensure that any bats are protected during the course of development.
17. Prior to the commencement of development a waste strategy shall be submitted to and agreed with the Local Planning Authority in writing. Development shall be carried out in accordance with the approved strategy.
Reason: In the interest of sustainability and amenity.
18. Prior to the commencement of any development a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved Flood Risk Assessment shall be submitted to and approved by the Local planning Authority in writing. Development shall be in full accordance with the strategy.
Reason: To ensure adequate drainage and minimise the risk of flooding and pollution.
19. No dwelling shall be occupied until the works carried out in accordance with the surface water strategy submitted to and approved in writing by the Local Planning Authority (under condition 18) have been completed .
Reason: To prevent flood risk in accordance with the NPPF.
20. Details required under Condition 1 shall include full details of all streets, footways and cycle provision which shall be laid out and constructed to highway adoption standards. Such details as may be submitted shall include provision of streets forming a new full vehicular link between Gardenfield and Wharf Road. Any details submitted shall include a Quality Audit in accordance with Manual for Streets.
Reason: In the interest of highway safety
21. Prior to commencement of the development hereby permitted details of the proposed traffic calming works to Wharf Road and its vicinity, including Vine Hill Drive shall be

submitted to and gain the approval in principle of the local planning authority. Such details as may be agreed or any subsequent amendments agreed as a result of other statutory processes shall thereafter be completed in accordance with a programme of implementation to be submitted prior to commencement of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety

22. Prior to first occupation of any dwelling hereby permitted the highway works identified at Northampton Road / High Street Higham Ferrers shall be completed in accordance with details that shall be submitted to and gain the approval of the Local Planning Authority prior to commencement of the Development hereby permitted.

Reason: In the interest of highway safety

23. Notwithstanding the concept layout plan submitted, the reserved matters application will include a layout that is served from two linked means of motorised vehicular access and with streets laid out and constructed to adoption standards. The reserved matters application will include a Quality Audit as set out in Manual for Streets.

Reason: In the interest of highway safety.

24. Notwithstanding the concept layout plan submitted, the public right of way VC15 shall be kept clear, unobstructed and safe for users and no structures or materials shall be placed in its surface. Any damage to the surface of the of the public footpath must be made good and any specification for resurfacing must be submitted to and approved by the Local Planning Authority in writing.

Reason: In the interests of public safety. (new condition – talk to Terry also doesn't comply with tests.

25. Access shall be provided to the allotments to the west of the application site, in accordance with an implementation schedule, to be submitted to and agreed with the Local Planning Authority in writing prior to the commencement of development. This access shall be kept clear and unobstructed at all times.

Reason: To ensure that the development is compatible with surrounding uses.

26. Prior to the commencement of development a construction management plan shall be submitted to and agreed by the Local Planning Authority in writing. This plan shall include:

- Measures to minimise the number of HGV movements at school drop off and pick up times(8.30 to 9.15 and 2.45.to 3.30)
- Construction routing that will minimise the effects of that phase on existing residents
- A programme and phasing of dwelling construction
- A plan and programme of implementation of the Wharf Road traffic calming measures
- A plan and programme of when vehicular, pedestrian and cycle linkages will be available for public use
- Measures to prevent mud and detritus being brought onto the highway from the development

Development shall be carried out in accordance with this construction management plan.

Reason: In the interests of highway safety.

27. Prior to construction work commencing the Local Highway Authority, in conjunction with the Local Planning Authority, and the developer's representative shall undertake a joint visual condition inspection of Wharf Road to agree the condition of the road so that potential construction delivery related damage can be identified.

Reason: In the interests of highway safety.

28. Prior to the commencement of development a sustainability report shall be submitted to and approved in writing by the Local planning Authority. This shall ensure that residential units completed between 2012-13 shall achieve a minimum under the Code for Sustainable Homes of Code Level 4 and any dwellings completed after the start of 2016 shall achieve a minimum of Code level 6, unless agreed in writing by the Local Planning Authority. If the Code for Sustainable Homes is replaced by a new standard during the course of the development the Sustainability Report shall be updated to reflect this new standard and agreed in writing by the Local Planning Authority.

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

29. Prior to the commencement of development a copy of the Interim Design Stage Assessment Certificate (or any replacement of this) shall be provided to the Local Planning Authority together with a phasing plan to demonstrate that the relevant BREEAM and Code for Sustainable Homes levels have been achieved.

Reason: reason: To ensure the development is sustainable in accordance with national government advice contained in the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

30. Prior to the occupation of any unit a copy of the Final Certificate (or any replacement for this) shall be provided to the Local planning Authority to demonstrate that the units have been constructed in accordance with the approved Sustainability Report (as required in condition 22) and the development has achieved the relevant BREEAM and Code for Sustainable Homes levels and any replacement standards.

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

31. Notwithstanding the concept plan submitted there shall be no dwelling located within 20metres from the boundary of the sewage pumping station.

Reason: To mitigate against any potential sensitive noise or other disturbance and to protect residential amenity.

32. The housing mix of any reserved matters submission shall accord with the principles of the following schedule:

2 bed dwellings – 27%

3 Bed dwellings – 42%

4 Bed dwellings – 30%

5 Bed dwellings 1%

Development shall be carried out in accordance with the principles of this approved housing mix.

Reason: To comply with local plan policy H4.

33. There shall be a maximum of 6 flats across the 166 dwellings hereby approved.

Reason: To meet the identified market housing need.

34. The works hereby permitted shall be carried out strictly in accordance with the approved plans site location plan (ref 8440.03.01) received 30 January 2007; traffic calming (ref Figure 10/sketch P1) received 7 December 2007; indicative layout(ref 2324/1 Rev J) received on 31 March 2008; 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.

35. 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.

12/01528/FUL

Date received	Date valid	Overall Expiry	Ward
17 September 2012	17 September 2012	17 December 2012	

Applicant **Roxhill Warth Ltd And Robert How - Mr M Eckersall**

Agent **David Shaw - Mr David Shaw**

Location **Warth Park Way, Raunds, Northamptonshire, .**

Proposal **Development of distribution unit including associated access, parking, servicing and landscape, together with access highway works and associated landscaping**

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: To ensure compliance with section 51 of the Planning and Compulsory Purchase Act 2004.
2. The works hereby permitted shall be carried out strictly in accordance with the approved plans (ref NK017208: 101, 104A, 105, 106 and 110; 124612:100D, 101B, 102B and 300A, received 14 September 2012; NK017208 103B, received 25 September 2012; 1250/EL/001, 1250/EI/001 received 31 October 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.
3. Prior to the commencement of development slab levels of the building in relation to the existing and proposed levels of the site and surrounding land shall be submitted to and approved in writing by the local planning authority. The building shall thereafter be constructed in accordance with the slab levels that have been approved in writing by the local planning authority.
Reason: To ensure a satisfactory standard of development.

4. Prior to the occupation of the development the works hereby permitted shall be constructed in accordance with BWB drawing NTT/672SK01P5 dated 09.2011 (in respect of works to the trunk road network) and drawings E101revC and E102revA dated 22.9.11 and 25.8.11 respectively (in respect of other highway related works).
Reason: In the interest of highway safety.
5. The building hereby permitted shall not be occupied until all of the off-site highway improvement works (comprising improvements to the A45 roundabout (Highways Agency control) and duelling of the northern portion of London Road, associated works to the Warth Park roundabout and provision of cycleway on the western site of London Road (NCC control)) have been carried out in accordance with a scheme submitted to and to be approved in writing by the local planning authority and written confirmation has been provided by the local planning authority that these works are acceptable.
Reason: In the interests of highway safety.
6. Prior to the first occupation of the building a cycleway shall be provided adjacent to the west side of London Road in accordance with full details which shall have been submitted to and approved in writing by the local planning authority.
Reason In the interest of promoting sustainable transport.
7. Prior to the first occupation of the building an acoustic fence shall be erected close to the eastern boundary of the site in accordance with the details shown on drawing NK017208_104, received by the local planning authority on 14 September 2012, and shall be retained as such unless otherwise agreed in writing by the local planning authority.
Reason: To protect the residential amenity of nearby occupiers.
8. No construction works that cause noise to be audible outside the site boundary shall take place outside the hours of 08.00-18.00 Monday to Friday, 08.30-13.30 on Saturdays and at no time on Sundays or Bank Holidays. This includes deliveries to the site and any work by contractors or sub contractors.
Reason: In the interests of residential amenity.
9. All building mounted "STELLAR1" luminaires (marked I) on drawing 1250/EL/001, and all 12MTR twin column mounted "PRO" luminaires (marked E2) on drawing 1250/EI/001 shall be fitted so that the face glass is at an upward tilt angle of no greater than 0 degrees from horizontal (Full Horizontal Cut Off Position).
Reason: To minimise energy waste and light pollution in the interests of environmental sustainability and protecting the rural character of the area.
10. Notwithstanding the submitted details and before the 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 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 North Northamptonshire CSS and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework CSS.
11. Prior to the commencement of development a scheme and timetable for the provision of at least one fire hydrant shall be submitted to and agreed in writing by the local planning authority an provision of such fire hydrant(s) shall be made at no cost to the

county council in accordance with the scheme and timetable.

Reason: To ensure a satisfactory form of development.

12. Development shall proceed in accordance with a strategy for the sustainable use of soil and topsoil resources which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. This strategy shall include details of the arrangements by which an appropriately experienced soil specialist will oversee the development.

Reason: To ensure the sustainable use of soil.

13. The development hereby approved shall accord with the principles contained within the Framework Travel Plan (prepared by BWB and dated March 2011). Prior to the occupation of the unit hereby permitted a further detailed Travel Plan shall be submitted to and approved by the local planning authority. This detailed Travel Plan shall cover pedestrian, cycle and public transport linkages within and outside of Warth Park as well as prospective management arrangements for the occupiers of the building, and shall identify the mechanisms by which the Travel Plan proposals are to be delivered, the targets and the timing of delivery.

Reason: In the interests of promoting sustainable transport.

14. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the building hereby approved. Maintenance of all landscaped areas shall be in accordance with the maintenance programme contained within the Open Space Scheme, which shall be submitted and agreed by the local planning authority under the terms of the section 106 agreement for the development.

Reason: To ensure a satisfactory standard of development which is not detrimental to the visual amenity of the area.

15. Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been carried out indicating that the development can achieve BREEAM Very Good shall be issued to the LPA prior to the commencement of development. A final Certificate shall be issued to the LPA certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating Very Good has been achieved for this development, within 6 months of the occupation of the development, unless otherwise agreed in writing.

Reason: In the interests of sustainable development.

16. No development shall take place until an energy strategy setting out how the development shall provide sufficient renewable energy generation to reduce energy demand from the development by at least 15%, in accordance with the Sustainable Energy Report dated 5 September 2012 has been submitted to and approved in writing by the Local Planning Authority. The energy strategy should include details of location, design and installation and a timetable for physical works on site. The approved details shall be implemented in accordance with the approved timetable and strategy and retained as operational thereafter.

Reason: In the interests of sustainable development.

17. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 0.5% plus climate change critical storm will not exceed the run-off from the undeveloped site following the

corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include clarification on the impacts of the wider strategy for Warth Park and whether the pond is to remain in the long term, and details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site.

18. Prior to the site being occupied by a user whose business is anything other than parcel sorting/distribution, a plan showing any revised parking and servicing arrangements for an unrestricted Storage and Distribution Centre Use Class B8 shall be submitted to and be approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved plan.

Reason: To ensure adequate parking and servicing provision for the site in the interests of the safe and convenient use of the highway and the development as a whole.

12/00925/FUL

Date received	Date valid	Overall Expiry	Ward
7 June 2012	11 June 2012	6 August 2012	

Applicant **Ms N Pengelly**

Location **78 Northampton Road, Higham Ferrers, Rushden, Northamptonshire.**

Proposal **Two storey rear extension, insertion of windows to first floor side elevations and provision of crossing to provide vehicular access to parking space in front garden (Resubmission on 12/00346/FUL)**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out strictly in accordance with the approved plans, drawing no's: 12 34-04C and 12 34-06C, received by the Local Planning Authority on 30 July 2012.
Reason: In order to clarify terms of the planning permission and to ensure that the development is carried out as permitted
3. The development the subject of this planning permission shall be carried out using external materials as per the submitted details received by the Local Planning Authority on the 11 June 2012 .
Reason: In the interests of visual amenity.
4. Notwithstanding the submitted details, before any work is commenced on the development hereby permitted, details of the proposed roof tiles shall have been submitted to and approved by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification), no additional windows or openings shall be inserted within any elevation of the building, no alterations shall be made to any roof slope and no additional building(s) shall be constructed within the curtilage of the development site.

Reason: In order to safeguard neighbouring amenity and to retain the amenity and character of the existing building

6. Before the first occupation of the extension hereby approved the new first floor windows in the original aspect of the dwelling in the east and west elevations of the first floor shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The windows shall be permanently retained in that condition thereafter.

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

7. 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:-

- Pedestrian splays of at least 2.4m x 2.4 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.
- The vehicular access gradient from the highway boundary shall not exceed 1 in 15.
- Prior to first use or occupation of the development hereby permitted a positive means of drainage shall be installed to ensure that surface water from the vehicular access or private land does not discharge onto the highway or neighbouring properties.
- Prior to first use of occupation of the development hereby permitted the means of vehicular access hereby permitted shall be paved with a hard bound surface for a minimum of 5.0m from the highway boundary and retained as such.

Reason: In the interests of highway safety

12/01345/REM

Date received	Date valid	Overall Expiry	Ward
16 August 2012	16 August 2012	11 October 2012	

Applicant **Mr Colin Watkins**

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

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

Proposal **Reserved matters - Erection of two detached dwellings with associated improvements to existing access pursuant to outline planning permission EN/09/01374/OUT dated 07.09.2009**

Decision Application Permitted

Conditions/Reasons:

1. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, details and a sample of the materials to be used for the construction of the dwellings and garage hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory appearance for the development.
2. Before the dwellings hereby permitted are first brought into occupation, full details as to the positioning, height, material and design of all boundary screening shall have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in strict accordance with the approved details and thereafter retained and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development, to protect the amenity of neighbouring occupiers and the amenity of the future occupiers of the new dwellings.
3. Before any work is commenced on the development the subject of this permission details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved by the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard public health and to prevent the potential for flooding on the site and elsewhere.
4. The garage and parking area hereby approved shall be provided and permanently retained for the parking of vehicles of residents/occupiers of the approved dwellings and shall be implemented prior to the first occupation of each of the dwellings hereby permitted. It shall not be used for any other purpose and shall thereafter be retained in perpetuity.

Reason: In the interests of highway safety.
5. Notwithstanding the submitted details and prior to the commencement of development hereby permitted, details of provisions for waste reduction and recycling, water efficiency and recycling and techniques of sustainable construction to be used for the construction of the buildings hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in the National Planning Policy Framework and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
6. Before the dwelling hereby permitted is first brought into occupation, all bathroom and W/C windows and the bedroom window at first floor level in the east elevation of plot 1 and 2 shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers.
7. Works which cause audible noise outside the site boundary shall be not be carried out except between the hours of 08:00am -18:00pm Mondays to Fridays, 09:00am –

13:00pm on Saturdays, and at no time on Sundays or bank holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity.

8. Notwithstanding the submitted details, prior to the commencement of development, a collection point for household refuse collection shall be identified for the approval of the local planning authority. The identified area shall be available upon the first occupation of the dwellings hereby approved and retained for this purpose in perpetuity.

Reason: To ensure the adequate provision of waste collection facilities.

9. The dwellings hereby approved shall be carried out in accordance with the levels shown on plan ref: 12-055-03, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity and visual amenity.

10. Prior to the first occupation of the dwellings hereby permitted, the vehicular accesses to the public highway and parking facilities shown on the submitted plans to serve the development shall have been completed and brought into use and be thereafter retained and maintained in a serviceable manner, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

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

Reason: In the interest of highway safety.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within classes A, B, C, D, E of Part 1 of Schedule 2 and classes A, B, C, D, E and F of Part 40 to that Order without the prior written approval of the Local Planning Authority.

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

13. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

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

14. Notwithstanding the submitted details, a temporary hard surface (not gravel) shall be laid for the entire length of the access road within the site (from the highway boundary to the extent of the red lined site boundary) to accommodate construction and domestic vehicles during the construction process. This temporary surface shall be laid prior to the commencement of construction and shall be removed once all construction within the original site (including the dwellings permitted as part of EN/12/00488/FUL and EN/12/00303/FUL) has ceased. The details of the type of temporary surfacing to be laid shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development and the surfacing shall be carried out in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

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

15. Once all construction for the wider site has ceased and the temporary surfacing is no longer required, the temporary surfacing shall be removed and a formal, permanent form of hard surfacing shall be laid for the entire length of the driveway in the following manner: the vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the rear of the highway boundary (back of footway) and shall be a minimum width of 4.5 metres for a distance of at least 10 metres from the rear of the highway boundary. The details of the proposed permanent hard surfacing for the entire length of the driveway shall have been submitted to and approved in writing by the Local Planning Authority prior to it being laid and the permanent hard surfacing shall be carried out and retained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of visual amenity, residential amenity and highway safety.
16. No development shall take place until the pathway proposed for the front of the site (adjacent to East Street) shall be constructed in accordance with the details shown on plan ref:101 submitted as part of this application, unless otherwise agreed in writing by the local planning authority. The pathway shall thereafter be retained and maintained in accordance with the approved details.
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 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 the NPPF, 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. Notwithstanding the submitted details, a Tree Protection Plan for the onsite trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2012. The development shall thereafter be carried out in accordance with these details.
Reason: To ensure the protection of trees on site
19. Notwithstanding the submitted details, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This statement shall be in accordance with BS5837: 2012. The development shall thereafter be carried out in accordance with these details.
Reason: To ensure the protection of trees on site
19. The development hereby permitted shall be retained strictly in accordance with the approved plans (101, 12-055-03, 12-055-02, 12-055-01, Site Location Plan, received by the Local Planning Authority on 16/08/2012) unless otherwise agreed in writing by the local planning authority.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out and retained as permitted.

Date received Date valid Overall Expiry Ward
31 August 2012 5 September 2012 31 October 2012

Applicant **The Duchy Of Lancaster**

Agent **Smiths Gore - Miss Justine Bailey**

Location **Duchy Farm Buildings, Bidwell Lane, Caldecott, Chelveston.**

Proposal **Change of use of traditional agricultural buildings to form three dwellings (including limited extension) and car port, demolition of three modern farm buildings, change of use of attached barn to further residential accommodation to the Farmhouse, and erection of new garage ancillary to the Farmhouse with new terraces to all buildings**

Decision Application Permitted

Conditions/Reasons:

1. The works 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 information, prior to the commencement of the development hereby consented a detailed schedule of those windows, doors, doorframes, skirting boards, architraves, shutters floorboards and all other internal & external joinery to be repaired/replaced or newly introduced (including details of any related ironmongery) shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repairs where appropriate and sectional drawings at a scale of 1:20 for all new joinery. No items shall be replaced unless otherwise approved in the schedule. The development shall then be carried out in accordance with the approved details and thereafter retained in perpetuity.
Reason: In the interests of preserving the historic character, fabric and appearance of the Grade II Listed Building and its setting.
3. All new rooflights shall be of a conservation range (Velux or similar) and details of them shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The rooflights shall be installed and thereafter retained in perpetuity in accordance these approved details unless otherwise agreed in writing with the Local Planning Authority.
Reason In the interests of preserving the historic character, fabric and appearance of the building.
4. All pointing and bedding of stone and brick 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 commencement of development. Following this, a representative sample panel, of no less than 1 metre squared, of stonework and brickwork shall be prepared for the inspection and approval of the Local Planning Authority.
Reason: In the interest of preserving the historic fabric and character of the subject

building.

5. Prior to the commencement of development, a schedule and samples of all external materials to be used within the development including facing, roofing and fenestration shall have been submitted to and approved in writing by the local planning authority. All stone used is to be natural. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: To achieve a satisfactory elevational appearance for the development.
6. No works shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written brief provided by the Local Planning Authority. This brief shall be in accordance with a written programme and specification and shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that features of archaeological or historical interest are properly examined and recorded.
7. All new rainwater goods shall be half round in section (except downpipes) and be made of cast iron or aluminium, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of preserving the historic character, fabric and appearance of the building and its setting.
8. In accordance with the submitted details, the windows and doors hereby approved shall be finished in timber and retained as such in perpetuity.
Reason: In the interests of preserving the character of the existing building and to achieve a satisfactory elevation appearance for the development.
9. Full details of all external flues, vent pipes, drains and any other external fittings including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Foul and vent pipes shall run internally and the precise details and locations of any pipework to the exterior shall be approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the development will be required to be completed in accordance with the approval details and thereafter retained in perpetuity.
Reason: In the interests of preserving the historic character, fabric and appearance of the building its setting.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.
Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development, given that each barn is a listed building.
11. Before commencement of the development hereby permitted, details of the surfacing of the vehicular access, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and been approved by the Local Planning Authority. The vehicular access and the parking facilities shall be laid out in accordance with the approved details prior to all other works commencing on site and the remaining hard-surfaced areas shall be provided in accordance with the approved details before the first occupation of the development. All hard surfaced and parking areas (including garages) shall thereafter be retained in perpetuity for the purpose of parking, unless

otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and the character and appearance of the listed buildings.

12. Notwithstanding the submitted information and prior to the first occupation of the dwellings hereby approved, full details of the design, construction and materials to be used for each entrance gate shall have been submitted to and approved in writing by the Local Planning Authority and retained in that manner in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

13. Notwithstanding the submitted details, any gates to be fitted at the vehicular entrance to each site shall be made to hang inwards only, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

14. 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 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 the NPPF, 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.

15. Before commencement of the development hereby permitted, details of the provision of screening to all boundaries (including internal plot boundaries) of the site shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the building is first occupied and shall thereafter be retained in perpetuity.

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

16. Before any work is commenced on the development the subject of this permission, details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved by the Local Planning Authority, and the development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health and to prevent the potential for flooding on the site and elsewhere.

17. Before the dwellings hereby permitted are first brought into occupation, all bathroom and W/C windows of the dwellings shall be obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The obscure glazing shall thereafter be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.

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

18. No development shall take place until there has been submitted to and been approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
19. Development shall take place only in strict accordance with the measures set out in the submitted Bat survey, Great Crested Newt survey and the Extended Phase One Habitat Survey , including all post development enhancement works, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of local wildlife.
20. 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. 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 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.
Reason: To ensure potential risks arising from previous site uses have been fully assessed.
20. All works to make good the disturbed surfaces of the original farmhouse and outbuildings shall be carried out using materials and treatments matching that of the existing building in terms of colour, texture, coursing and method of pointing.
Reason: To ensure a satisfactory elevational appearance and to maintain the property as a building of acknowledged architectural or historic interest.
22. Notwithstanding the submitted details, the additional accommodation hereby permitted to be created for Plot one (conversion of attached outbuilding) shall be used for domestic purposes only ancillary to the occupation of the single family dwelling unit within the curtilage of which it is located (The Farmhouse).
Reason: To clarify the terms of this permission and in the interest of residential amenity and parking.
23. The development hereby permitted shall be carried out strictly in accordance with the approved plans, A-2020Rev C, A-2010 Rev D, A-2040 Rev C, A-2050 Rev B, A-2002 Rev C, A-0001 Rev C, A-2001 Rev C, A-0010 Rev C, A-0020 Rev C, A-0030 Rev B, A-0002 Rev B, A-0040 Rev B, A-0050 Rev B, received on 31/08/12 and 02/11/12, 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.

Date received Date valid Overall Expiry Ward
31 August 2012 5 September 2012 31 October 2012

Applicant **The Duchy Of Lancaster**

Agent **Smiths Gore - Miss Justine Bailey**

Location **Duchy Farm Buildings, Bidwell Lane, Caldecott, Chelveston.**

Proposal **Change of use of traditional agricultural buildings to form three dwellings (including limited extension) and car port, demolition of three modern farm buildings, change of use of attached barn to further residential accommodation to the Farmhouse, and erection of new garage ancillary to the Farmhouse**

Decision Application Permitted

Conditions/Reasons:

1. The works 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 information, prior to the commencement of the development hereby consented a detailed schedule of those windows, doors, doorframes, skirting boards, architraves, shutters floorboards and all other internal & external joinery to be repaired/replaced or newly introduced (including details of any related ironmongery) shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repairs where appropriate and sectional drawings at a scale of 1:20 for all new joinery. No items shall be replaced unless otherwise approved in the schedule. The development shall then be carried out in accordance with the approved details and thereafter retained in perpetuity.
Reason: In the interests of preserving the historic character, fabric and appearance of the Grade II Listed Building and its setting.

3. All new rooflights shall be of a conservation range (Velux or similar) and details of them shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The rooflights shall be installed and thereafter retained in perpetuity in accordance these approved details unless otherwise agreed in writing with the Local Planning Authority.
Reason In the interests of preserving the historic character, fabric and appearance of the building.

4. All pointing and bedding of stone and brick 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 commencement of development. Following this, a representative sample panel, of no less than 1 metre squared, of stonework and brickwork shall be prepared for the inspection and approval

of the Local Planning Authority.

Reason: In the interest of preserving the historic fabric and character of the subject building.

5. All works to make good the disturbed surfaces of the original farmhouse and outbuildings shall be carried out using materials and treatments matching that of the existing building in terms of colour, texture, coursing and method of pointing.
Reason: To ensure a satisfactory elevational appearance and to maintain the property as a building of acknowledged architectural or historic interest.
6. No works shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written brief provided by the Local Planning Authority. This brief shall be in accordance with a written programme and specification and shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that features of archaeological or historical interest are properly examined and recorded.
7. All new rainwater goods shall be half round in section (except downpipes) and be made of cast iron or aluminium, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of preserving the historic character, fabric and appearance of the building and its setting.
8. In accordance with the submitted details, the windows and doors hereby approved shall be finished in timber and retained as such in perpetuity.
Reason: In the interests of preserving the character of the existing building and to achieve a satisfactory elevation appearance for the development.
9. Full details of all external flues, vent pipes, drains and any other external fittings including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Foul and vent pipes shall run internally and the precise details and locations of any pipework to the exterior shall be approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the development will be required to be completed in accordance with the approval details and thereafter retained in perpetuity.
Reason: In the interests of preserving the historic character, fabric and appearance of the building its setting.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.
Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development, given that each barn is a listed building.
11. Before commencement of the development hereby permitted, details of the surfacing of the vehicular access, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and been approved by the Local Planning Authority. The vehicular access and the parking facilities shall be laid out in accordance with the approved details prior to all other works commencing on site and the remaining hard-surfaced areas shall be provided in accordance with the approved details before the first occupation of the development. All hard surfaced and parking areas (including garages) shall thereafter be retained in perpetuity for the purpose of parking, unless

otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and the character and appearance of the listed buildings.

12. Notwithstanding the submitted information and prior to the first occupation of the dwellings hereby approved, full details of the design, construction and materials to be used for each entrance gate shall have been submitted to and approved in writing by the Local Planning Authority and retained in that manner in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

13. Notwithstanding the submitted details, any gates to be fitted at the vehicular entrance to each site shall be made to hang inwards only, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

14. 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 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 the NPPF, 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.

15. Before commencement of the development hereby permitted, details of the provision of screening to all boundaries (including internal plot boundaries) of the site shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the building is first occupied and shall thereafter be retained in perpetuity.

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

16. Before any work is commenced on the development the subject of this permission, details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved by the Local Planning Authority, and the development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health and to prevent the potential for flooding on the site and elsewhere.

17. Before the dwellings hereby permitted are first brought into occupation, all bathroom and W/C windows of the dwellings shall be obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The obscure glazing shall thereafter be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.

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

18. No development shall take place until there has been submitted to and be approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
19. Development shall take place only in strict accordance with the measures set out in the submitted Bat survey, Great Crested Newt survey and the Extended Phase One Habitat Survey , including all post development enhancement works, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of local wildlife.
20. Notwithstanding the submitted details, the additional accommodation hereby permitted to be created for Plot one (conversion of attached outbuilding) shall be used for domestic purposes only ancillary to the occupation of the single family dwelling unit within the curtilage of which it is located (The Farmhouse).
Reason: To clarify the terms of this permission and in the interest of residential amenity and parking.
21. Prior to the commencement of development, a schedule and samples of all external materials to be used within the development including facing, roofing and fenestration shall have been submitted to and approved in writing by the local planning authority. All stone used is to be natural. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: To achieve a satisfactory elevational appearance for the development.
22. 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. 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 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.
Reason: To ensure potential risks arising from previous site uses have been fully assessed.
23. The development hereby permitted shall be carried out strictly in accordance with the approved plans, A-2020Rev C, A-2010 Rev D, A-2040 Rev C, A-2050 Rev B, A-2002 Rev C, A-0001 Rev C, A-2001 Rev C, A-0010 Rev C, A-0020 Rev C, A-0030 Rev B, A-0002 Rev B, A-0040 Rev B, A-0050 Rev B, received on 31/08/12 and 02/11/12, 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.

12/01733/RWL

Date received	Date valid	Overall Expiry	Ward
18 October 2012	18 October 2012	13 December 2012	

Applicant **Bovis Homes Limited**

Agent **Bovis Homes Limited - Mr P Boatman**

Location **Ditchford Lane, Rushden, Northamptonshire, .**

Proposal **Replacement of extant planning permission EN/09/01814/RWL dated 19.3.10 - Upgrade of the existing A45(T) Ditchford Road interchange including new sliproads, widening works and replacement of existing roundabouts with signal controlled junctions**

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 91 of the Town and Country Planning Act 1990.
2. Prior to the commencement of development, details of the phasing of the highway works hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be progressed in accordance with the agreed phasing details.
Reason: In order to secure an appropriate construction period in the interests of the safety and convenience of users of the public highway
3. Prior to the commencement of development details of measures to protect nearby dwellings from dust and noise nuisance during construction works shall be submitted to and approved in writing by the local planning authority. The approved measures shall remain in place during construction works.
Reason: In order to protect the amenities of nearby residential occupiers
4. The details submitted pursuant to condition 2 of this consent shall illustrate that operations involving the destruction and removal of vegetation shall not be undertaken during the months of March to August inclusive unless otherwise approved in writing by the local planning authority following a demonstration by the applicant that breeding birds would not be adversely affected.
Reason: In order to protect breeding birds during construction
5. Prior to the commencement of development details of a comprehensive landscaping scheme shall be submitted to and approved in writing by the local planning authority. The said scheme shall be so designed as to minimise the visual impact of the approved highway works in the wider landscape and shall be implemented in accordance with a

timetable to be agreed in writing by the local planning authority prior to the commencement of development. The landscaping scheme shall be implemented in accordance with the approved timetable.

Reason: To minimise the visual impact of the approved highway works

6. The landscaping scheme approved pursuant to condition 5 of this consent shall be maintained for a minimum period of 5 years following its implementation. Any of the landscaping which dies, becomes diseased or is otherwise removed within the said period shall be replaced with a similar size and species in the first planting season.

Reason: In order to ensure that the highway works are assimilated into the wider landscape in an appropriate manner.

7. Details of future maintenance of the approved landscaping (including the body responsible and details of any associated commuted sum) shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: In order to ensure that the approved landscaping is maintained in the long-term in the interests of visual amenity.

8. Prior to the commencement of development, details of pedestrian/cycle crossing facilities shall be submitted to and approved in writing by the local planning authority. The subsequently approved crossing facilities shall be constructed and made available for use in accordance with a timetable to be approved in writing by the local planning authority prior to the commencement of development.

Reason: In order to foster safe and convenient pedestrian/cycle movements.

9. Development of route 7 (as shown on Plans 611071/R7/J01 Rev J, 611071/R7/01 Rev M, 611071/R7/02 Rev L, 611071/R7/03 Rev L and 611071/R7/SIG2 Rev G) will not commence until floodplain and ecology compensation areas within the Nene Valley are provided.

Reason: In the interests of ecology

10. An ecology management plan detailing the habitat creation and management for the existing County Wildlife Sites and related compensatory habitat shall be submitted to and approved in writing by the local planning authority prior to the construction of Access Road 2. This should cover the enhancement of the floodplain areas 2 and 4 on Figure 23a of the Masterplan Report as well as the Route 2 ecology compensation areas indicated on Figure 22a of the Masterplan Report. The ecology management plan and development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of ecology

11. An ecology management plan detailing the habitat creation and management (including a detailed zoning scheme to control access to people visiting the SSSI/SPA) for the candidate Special Protection Areas/SSSI and related compensatory habitat will be submitted to and approved in writing by the local planning authority prior to the construction of Access Route 7. The ecology management plan and development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of ecology

12. Construction of Route 7 shall not commence until the area of compensatory habitat for ecological impacts on the SSSI/SPA has been created and completed in accordance with an agreed design and scheme, or any amendment to the scheme, as approved in writing by the local planning authority.

Reason: In the interests of ecology

13. Construction of Route 7 within the pSPA shall not take place between the months of November and February inclusive unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology

14. Development of Access Route 7 shall not commence until precise details of a scheme to allow the safe access through the bridges and/or embankments by otters and badgers (including tunnels and fencing if required) has been submitted to and approved in writing by the local planning authority. The bridges shall not be used by vehicular traffic until the scheme has been installed in accordance with the details approved.

Reason: In the interests of ecology

15. The development hereby approved shall be carried out in accordance with the following MLM drawings, including any subsequent revisions resulting from the implementation of the recommendations of the Road Safety Audit and in consultation with the Highways Agency:

611071/R7/01 Rev M
611071/R7/02 Rev L
611071/R7/03 Rev L
611071/R7/SIG2 Rev G
611071/R7/J01 Rev J

Reason: For the avoidance of doubt and in the interests of highway safety.

16. Development shall not commence until details of the access to Ditchford Lakes & Meadows Nature Reserve Car Park are submitted to and approved in writing by the local planning authority. Development shall thereafter be implemented in accordance with the approved details and retained in perpetuity. Access to the Nature Reserve Car Park is to be maintained throughout construction.

Reason: To ensure adequate access to Ditchford Lakes & Meadows Nature Reserve.

12/01784/NCC

Date received	Date valid	Overall Expiry	Ward
26 October 2012	26 October 2012	16 November 2012	

Applicant **Mick George Ltd**

Agent **Northamptonshire County Council - - Dan Szymanski**

Location **Land South Of Oil Depot, Wansford Road, Kings Cliffe, Northamptonshire.**

Proposal **Extraction of limestone and importation of materials for engineering works associated with the construction of lakes**

Decision **Objection (Consultation Response) Insufficient Information.**

Conditions/Reasons: Advise NCC that more information is needed

12/01747/EXT

Date received Date valid Overall Expiry Ward
22 October 2012 22 October 2012 12 November 2012

Applicant **Mike George LTD**

Agent **Peterborough City Council - Mr A O Jones**

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

Proposal **Variation of condition C2 of planning permission 10/01441/MMFUL
Extension of quarry area for the winning and working of minerals (Variation
of phasing) Installation of a weighbridge, weighbridge and site offices,
mess room, fuel store etc Ref 10/01440/MMFUL**

Decision: No objection

12/01748/EXT

Date received Date valid Overall Expiry Ward
22 October 2012 22 October 2012 12 November 2012

Applicant **Peterborough City Council - Mr A O Jones**

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

Proposal **Variation of condition C1 of Planning permission 03/01171/RMP
Application for the determination of updated planning conditions
(Variation of phasing)**

Decision: No objection

POLICY & RESOURCES COMMITTEE

Date: 3 December 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

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

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

284. MINUTES

The minutes of the meeting held on 5 November 2012 were approved and signed by the Chairman, subject to the amendment of the attendance list and the correction of a date listed in the minutes of the Leisure Contracts Working Group.

285. APOLOGIES FOR ABSENCE

There were no apologies received.

286. DECLARATIONS OF INTEREST

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

Councillors	Agenda Item	Nature of Interest	DPI	Other Interest
Councillor John Farrar	Item 6 – Gambling Act 2005 – Statement of Licensing Policy	Member of an organisation opposed to gambling		Yes
Councillor Glenn Harwood MBE	Item 6 – Gambling Act 2005 – Statement of Licensing Policy	Member of the Licensing Committee		Yes
Councillor Andy Mercer	Item 6 – Gambling Act 2005 – Statement of Licensing Policy	Member of the Licensing Committee		Yes

Councillor Peter Baden	Item 8 – Armed Forces Community Covenant	Formerly Armed Forces Personnel	Yes
Councillor Wendy Brackenbury	Item 8 – Armed Forces Community Covenant	Formerly Armed Forces Personnel	Yes
Councillor Glenn Harwood MBE	Item 8 – Armed Forces Community Covenant	Formerly Armed Forces Personnel	Yes
Councillor Andy Mercer	Item 11 – Request for Hardship Assistance	Pre-determined the matter prior to the meeting	Yes

Cllr Andy Mercer left the room during the committee's consideration of agenda item 11.

287. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

288. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Waste & Recycling Working Party

The minutes of the meeting held on 24 October 2012 were received and approved. (See pages 420 to 423).

(b) Welfare Reform Sub-Committee

The minutes of the meeting held on 8 November 2012 were received and approved. (See pages 424 to 426).

Councillor Andy Mercer highlighted the DCLG Transition Grant which the Sub-Committee had been minded not to accept, and the email response from the Benefit Manager to a question regarding Personal Independence Payments (PIP).

(c) Finance Sub-Committee

The minutes of the meeting held on 26 November 2012 were received and approved. (See pages 427 to 430).

Councillor Reichhold asked a question regarding the future handling of land comprising the long stay car-park in Oundle. He noted that the committee had agreed in principle that the land in question was surplus to requirements and would be sold. He further stated that the local community in Oundle would regret the loss of this asset and requested that a ward member be associated with the taking of the decision who to sell land to and at what price. He proposed that either he, Councillor Phillip Stearn or Councillor Jake Vowles be present as spectators at the meeting where the decision would be made.

The Chairman responded to proposal stating that, in view of the feeling in Oundle, it would be appropriate for Councillor Reichhold and members of Oundle Town Council to attend a meeting with him and the agent responsible for the disposal of the land in order to outline their concerns.

(d) Personnel Sub-Committee

The minutes of the meeting held on 27 November 2012 were received and approved. (See pages 431 to 433).

Cllr Roger Glithero noted a fall in staffing numbers to a figure of 176FTE in September 2012. It was further noted that each post continued to be examined as it became vacant and each department was continuously reviewed to improve staffing and service levels.

289. GAMBLING ACT 2005 - REVIEW OF STATEMENT OF LICENSING POLICY

The committee considered a report from the Commercial Health Manager which sought to fulfil a requirement under the Gambling Act 2005 to review the Council's Statement of Licensing Policy to ensure it remained relevant and met the needs of the authority and the community.

Members were advised that the reviewed policy statement had been produced by South Northamptonshire District Council on behalf of the seven licensing authorities in the county. The statement had been subject to consultation and approval was required to give effect to its provisions by January 2013. There had been no significant amendment to the guidance which differed very little from the existing policy adopted by the Committee three years ago.

Regarding the Casino Resolution, Members noted that the Council had previously adopted Option 1; that the Licensing Authority had not passed a 'no casino' resolution under Section 166 of the Gambling Act 2005, but was aware that it had the power to do so. Members considered that this effectively left an option for the future establishment of a casino within the district boundaries and considered that this position should be maintained in the future.

R.6 RESOLVED TO RECOMMEND:

1. That the Statement of Licensing Policy be adopted.
2. That no resolution be made in respect of the licensing of casinos, in accordance with Section 166 of the Gambling Act 2005.

290. FUNDING FOR HIGHAM FERRERS NEIGHBOURHOOD PLAN

Members received a report from the Executive Director which sought approval for the release of further funding of £23,640 to assist in the completion of Higham Ferrers Community Plan and to aid the production of a Neighbourhood Plan for the Town. The report also provided members with an update on the progress of the Community Plan.

The Executive Director advised members that at the meeting of the committee in February 2012, funding of £18,510 had been agreed to cover the costs of certain aspects of the work, including a specialist transport and parking study, meeting consultation costs and a contribution to back-filling of the Clerk's role to enable her to project manage the work.

Members heard that Higham Ferrers had now received the initial results from the consultation, which ENC had been able to make use of. The Town Council had now submitted a request for additional funding to complete the Community Plan and Neighbourhood Plan stage. Higham Ferrers would be eligible for additional £30,000 of funding from DCLG to assist with the costs of production of Neighbourhood Plans. This money would be made available in two tranches. An initial payment of £5,000 would be

made following designation of a neighbourhood area, with the second payment of £25,000 being made on successful completion of the neighbourhood planning examination. This would cover costs for that examination and any other further steps that may be needed for the Neighbourhood Plan to come into legal force, including a referendum.

Members raised concerns over the estimated breakdown of costs required to complete the Higham Ferrers Town Plan and Neighbourhood Plan as detailed in Appendix 1 to the report. It was felt that the costings were too vague and the committee would have appreciated a more detailed breakdown of the financial implications.

Further concerns were raised in respect of the potential for duplication of work. Members wished to ensure that any funds paid to Higham Ferrers would not be spent on areas of work that would be covered by either the Four Towns Plan or the North Northamptonshire Core Spatial Strategy. The committee was advised that Higham Ferrers had guaranteed figures for a certain amount of the work, but had precisely estimated the remaining costs which would only be paid retrospectively by invoice. ENC would be working closely with the Clerk to Higham Ferrers Town Council and the Planning Policy department to ensure there would be no unnecessary costs. It was also noted that the figure of £23,640 would be the maximum amount Higham Ferrers would be requesting.

R.7 RESOLVED TO RECOMMEND:

1. That the revised request from Higham Ferrers Council for funding to enable the Town Council to complete its Town Plan and develop a Neighbourhood Plan be approved.
2. That the release of a further sum of up to £23,640 to be split over the financial years 2012/13 and 2013/14 from the community projects allocation of New Homes Bonus be approved, subject to the provision of an acceptable breakdown of costs and monitoring.

(Reason – Development of these plans will provide timely information to inform the review of the local planning framework.)

291. ARMED FORCES COMMUNITY COVENANT

The committee were presented with a report from the Executive Director which sought to provide members with an understanding of the Armed Forces Community Covenant and to recommend the Council sign up to the covenant with the aim of encouraging local communities to support the Armed Forces community in their area.

Members heard that ENC was sympathetic to the issues faced by armed services personnel and their families and already disregarded fully War Widows / Widowers Pension, War Disablement Pensions and Armed Forces Compensation Scheme payments in any housing benefit calculations. Consideration had also been given to the position of forces personnel and their families in the recent review of the Housing Allocation Policy. Members heard that ENC had also recognised the needs of members of the Royal Naval Reserve, Territorial Army, and the Royal Airforce Reserve, where there has been active service of at least one year, within the last 5 years, not just the Territorial Army, as specified in legislation.

Although there were no financial implications at this point, disregard of benefits had formerly been fully funded by Central Government and there would inevitably be a cost to ENC in the

long term, but it was something the committee had previously expressed an interest in bearing should that be the case.

Members discussed the potential for amendment to Paragraph 2.5 of the report which covered the length of active service within the last five years, as it was considered that this may lead to a migration issue.

The Housing Strategy Manager stated that this matter had been discussed when ENC looked at the housing allocation policy. The allocation policy would be submitted to the next meeting of the committee in January, and further changes could be made at that stage.

R.8 RESOLVED TO RECOMMEND:

That East Northamptonshire Council sign the Armed Forces Community Covenant.

(Reason: to show support for the service personnel and their families living in the district who may experience specific issues as a result of their service to this country)

292. COMMUNITY RIGHT TO BID POLICY

The committee considered a report from the Policy and Performance Manager which sought to provide Members with an understanding of the new Community Right to Bid. The report also requested that members set out the council's policy on the right to bid, and asked the committee to recommend delegated decision-making to the Monitoring Officer and Chief Executive in respect of the right.

Members heard that the Community Right to Bid (CRtB) was introduced as part of the Localism Act 2011 and came into force on 21 September 2012, providing local groups with the opportunity to bid to buy, and take over the running of, assets that are of value to the community. Community groups would be provided with six weeks to show interest in an identified asset, before a six month moratorium came into place preventing the disposal of the asset so that funds could be raised for purchase. At the end of the moratorium period, the owner could sell to whoever they chose.

Members noted that this was a politically charged issue for communities and registered their concern at the lack of elected member involvement in the process, especially at appeal stage. Concerns were also raised regarding a potential compensation scheme for landowners detrimentally affected as a result of having an asset listed for potentially six months.

The Executive Director responded that legislation had been left deliberately vague, and that no council had yet developed a compensation scheme. ENC would be in touch with Monitoring Officers at other councils, and would seek to draft a compensation scheme as tightly as possible. ENC would aim to have a compensation scheme in place within six months, with the potential for it to be completed within three months. Central Government had indicated that they expected Local Authorities to bear the first £20,000 of any compensation and ENC were examining the possibility of obtaining insurance to cover that.

Members proposed approval for the policy but requested that the second resolution be taken in consultation with the Chairman of the Policy and Resources Committee and the ward member for the location of the asset (or members if the area overlapped wards).

RESOLVED:

That the Committee approved the Community Right to Bid Policy.

R.9 RESOLVED TO RECOMMEND:

That decision-making be delegated to the Monitoring Officer and Chief Executive, in consultation with the Chairman of the Policy and Resources Committee and the ward member for the location of the asset (or members if the area overlaps wards) in respect of decisions on registration of assets of community value under the Community Right to Bid legislation.

293. STREET TRADING CONSENTS

The committee were presented with a report by the Commercial Health Manager which requested consideration as to whether East Northamptonshire Council should introduce street trading consents across the district.

Members heard that under Section 3 of the Local Government (Miscellaneous Provisions) Act 1982, local authorities could charge for street trading consents for anyone selling on the street. This would apply to 14 vehicles operating in the district at the current time, and fees currently charged by other authorities were supplied to members for comparison. Preparatory work had estimated an ENC charge of £850 for an annual street trading consent. However, it was noted that if traders operated on private land then the charge would not apply. Members further noted the need to take into account the viability of businesses in the current financial climate, with an Equalities Impact Assessment having been completed with the results included as an appendix to the report.

Members felt that there would be no value to pursuing the scheme and believed it could depress economic activity in the district without benefit.

RESOLVED:

That East Northamptonshire Council not pursue the street consent process.

294. EXCLUSION OF PUBLIC

RESOLVED:

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

295. REQUEST FOR HARDSHIP ASSISTANCE

Members considered a request for hardship assistance from the Homelessness Grant 2012/13. It was noted that this request was the first of its type received by the council.

The report set out the background information and stated that the funding request related to remainder of the 2012/13 Council Tax liability. An alternative method of assistance had been considered and the potential consequences of pursuing that route were outlined in the officer report.

Members discussed the application at length, but felt that by granting the application a precedent may be set for future applications of a similar nature.

RESOLVED:

That the committee refuse the request for hardship assistance as detailed in the officer report from the Homelessness Grant 2012/13.

296. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group

The minutes of the meeting held on 5 October 2012 and 9 November 2012 were received and approved.

Chairman

MINUTES

Held on:	24 October 2012
Time:	2.00pm
Place:	Room CHG2, East Northamptonshire Council, Thrapston
Present:	<p>Councillors: Glenn Harwood (Chairman) (GH), Tony Boto (TB), , Sylvia Hobbs (SH), Roger Glithero (RG), Wendy Brackenbury and Pam Whiting (PM)</p> <p>Officers: Mike Deacon (MD) Head of Environmental Services, Charlotte Tompkins (CT) Waste Manager, Mike Bailey (MB) Waste Officer and Zena Ireland (ZI) Administration Officer</p>

Action

1.0 **Apologies for absence**

- 1.1 Councillor Glenn Harwood opened the meeting. GH stated the Cllr David Bateman has resigned as a Councillor; he would like to take this opportunity to thank him for his contributions to the W&RWP.
- 1.2 ZI confirmed apologies were received from Cllrs North and Lewis.

2.0 **Minutes of meeting held on 23 July 2012**

- 2.1 CT mentioned the arrangements for waste collections over the Christmas and New Year period. The main change is for resident who would normally have their collection on Monday 24 December, this was being brought forward to Saturday 22 December. Promotion of the dates will be done in advance through Nene Valley News, bin tags, a Members Brief and information on the Council's website.
- 2.2 Depending on your normal collection day your refuse / recycling bin will be collected either a working day earlier or a day later. Please ensure the correct bin is out on the changed collection day for 7am.

Normal collection day
Monday 24 December
Tuesday 25 December
Wednesday 26 December
Thursday 27 December
Friday 28 December
Monday 31 December
Tuesday 1 January
Wednesday 2 January

Amended collection day
Saturday 22 December
Monday 24 December
Thursday 27 December
Friday 28 December
Saturday 29 December
Monday 31 December
Wednesday 2 January
Thursday 3 January

Thursday 3 January
Friday 4 January

Friday 4 January
Saturday 5 January

Brown lidded Garden Waste Services bins will not be collected between 24 December 2012 and 4 January 2013.

- 2.3 The minutes of the meeting held on 23 July 2012 were approved as a true record by the working party.

3.0 Update of bid for Support for Weekly Collections Fund

- 3.1 CT confirmed that the County Partnership bid was successful and they were awarded £1.5 million. However due to the fact that East Northamptonshire Council has already made the changes and introduced the weekly collection prior to the funding being made available we were only awarded £7,000 as a Council. MD requested a steer from the working party as to how the funds could be spent, which has to be connected to the project mentioned in the application i.e. food waste.

- 3.2 CT put forward the idea of working directly with a supplier of food liners to ensure the correct liners are easily available to residents through out the district. MD mentioned the vending machines that can be altered to dispense food liners and these machines could be placed at various locations for residents use.

- 3.3 The meeting discussed the various options for using the government awarded funds. In principle it was decided that this money should be used to promote the food waste collections, as there is currently only approximately 60% participation in the district. It was decided that CT bring a report showing the various options and the costs involved to a future working party meeting.

CT

4.0 Waste contract performance update

- 4.1 MB provided the meeting with a handout showing the performance of the contract for the last 2 quarters and highlighted certain areas. The Waste team investigated all fly tipping incidents in the last quarter (July to September 2012), this resulted in 6 Fixed Penalty Notices and 1 Warning Notice being issued.

- 4.2 GH commented that the performance figures are excellent and should be publicised to our residents showing how well the new contract is going. It should also emphasis the improvement of less waste going to landfill and how much this has saved the Council. CT and MB confirmed that a similar article appeared in Nene Valley News 6 months into the new contract.

5.0 Northamptonshire Waste Partnership (NWP) update

- 5.1 MD fed back on the main two areas of work that the NWP are focusing on. A proposal was made to reduce the local authority's contribution to the partnership by 10% for the next 3 years; this proposal is going before the Shadow Board for approval.

- 5.2 The NWP is still finalising the Residual Waste Project, the disposal arrangements need to be in place by April 2013. MD confirmed that this would more than likely change the arrangements that East Northamptonshire Council currently have in place and a new Service Level Agreement would need to go P&R Committee.

6.0 Garden Waste Service (GWS) update

6.1 CT mentioned that since the launch in March 2012 there are now approximately 1700 customers of the GWS. A short promotional was done for resident to have a 6 month autumn contract, which was successful.

6.2 MD raised the issue of the fee for the GWS for 2013/14. The meeting discussed various options. It was decided that CT would look into the various suggestions and bring these to the next W&RWP.

CT

7.0 Update on kerbside collection of textiles

7.1 MB prepared a handout for the group explaining the pilot scheme for the kerbside collection of textiles. The first collection took place this week, approximately 130 kilos were collected with an estimated 20% participation.

7.2 GH highlighted the importance of getting the textiles out of the recycling bins as this can damage the machines and cause delays during the sorting process. TB raised his concerns about the sustainability of providing the service. The findings of the pilot scheme will be reported back to the group at a later date.

8.0 Proposal for commercial recycling collections

8.1 CT put together a short report showing the initial thoughts and proposal for East Northamptonshire Council to introduce a commercial recycling collection service. The meeting discussed the report and the various issues. RG asked whether we have the resources and vehicles to introduce the service. MD said that in the current climate there is a risk involved in such a project. GH and TB were both in favour of the proposed new service. WB asked if it would take a lot CT's time to explore the idea; CT stated that it would not involve a great deal of her time to make initial investigations.

8.2 The W&RWP agreed the recommendation for CT to complete a full scoping study and prepare a business case testing the viability of a new collection service; this is to include a full risk analysis and financial projections.

9.0 Update / discussion on contamination protocol and the next steps

9.1 The working party was provided with an update and flowchart on the protocol to be followed with regards to residents contaminating their recycling wheeled bin. GH stated that what CT needed was the groups agreement to change the protocol into a policy which could be put before the P&R Committee for approval.

9.2 The meeting discussed various issues relating to the contamination protocol. TB asked CT what the ultimate penalty was for a resident who persistently contaminated their recycling; CT said at present the resident could be fined or have their bin removed. WB requested an update on the exercise carried out in September examining contamination of recycling bins and what the officers discovered. CT advised that approximately 20% of the bins were contaminated with textiles, food, garden waste and nappies; advisory notes to residents were placed on the bins.

9.3 CT said that when we receive quality recycling the Council can potentially make £10 per tonne, but if the recycling is contaminated it can cost the Council up to £100 to dispose of the waste. That is why it is essential we encourage

and educate our residents to use the recycling system correctly.

- 9.4 After careful consideration of the recycling contamination protocol for East Northamptonshire Council it was:

RESOLVED TO RECOMMEND:

That the protocol be incorporated into the existing Wheeled Bin Policy with the approval of P&R Committee.

10.0 Dates for Depot visit

- 10.1 GH mentioned that previous planned visits to the Kier Depot at Chelveston were delayed due to IT issues. MB suggested 4 possible dates to the working party. It was agreed that the visit would take place on the morning of Friday 9 November; MB will confirm the time and details nearer the time.

MB

The date of the next meeting will be Thursday 17 January 2013 at 2pm.



Welfare Reform Sub-Committee

Minutes of a meeting held on Thursday 8 November 2012 at 3.00pm, Office of the Monitoring Officer, East Northamptonshire House, Thrapston

Present:

Councillors: Andy Mercer (Chairman)
 Glenvil Greenwood-Smith (Vice-Chairman)
 Richard Lewis

Officers: Lisa Hyde (LJH)
 Kelly Watson (KW)
 Lucy Hogston (LH)
 David Pope (DP)

1.0 MINUTES

- 1.1 The minutes of the meeting held on 28 August 2012 were approved as a correct record and signed by the Chairman.

2.0 APOLOGIES

- 2.1 Councillors John Farrar, Steven North and Jeremy Taylor gave their apologies.

3.0 DISCLOSURES OF INTEREST

- 3.1 There were no disclosures of interest.

4.0 SOCIAL FUND/CRISIS LOANS

- 4.1 Members considered a report which outlined changes to the Social Fund taking place from April 2013 as part of the Welfare Reform Act 2012.
- 4.2 The sub-committee heard that Community Care Grants and Crisis Loans would be abolished from April 2013, to be replaced by a local provision that would be administered by upper tier local authorities.
- 4.3 It was noted that the Government required local authorities to design schemes reflecting local needs and priorities. The existing national scheme had proved to be inefficient and had been open to fraud.
- 4.4 Members noted that a stakeholder session had taken place in September hosted by Northamptonshire County Council (NCC). It was further noted that ENC would be willing to help create contact and advice networks to support potential claimants.
- 4.5 Members were advised that NCC had intentions to introduce a cashless, voucher-based system to alleviate fraud and misspending. Assistance would be made with regard to utilities

reconnection, provision of white goods and travel costs in exceptional circumstances. The system would be grant-based with no loans available.

RESOLVED:

That the sub-committee

- 1) Endorse Northamptonshire County Council as the accountable body for the scheme.
- 2) Endorse the use of a voucher-based, cashless system
- 3) Agree to work with and support the local voluntary and community sector as facilitators and developers of potential schemes.

5.0 DCLG COUNCIL TAX SCHEME PROPOSALS - TRANSITION GRANT

- 5.1 The sub-committee were presented with a report by the Head of Customer and Community Services which sought to inform members of the recent announcement from the DCLG on a transition grant for Local Council Tax Support schemes.
- 5.2 Members were advised that on 16 October 2012 the DCLG announced a new £100 million transition grant the would be made available to billing and major precepting authorities who choose to design their Council Tax Support schemes with specific criteria. These criteria included local schemes that state
 - Those that would be on 100% support under current Council tax benefit arrangements pay between zero and no more than 8.5% of their council tax liability;
 - The taper rate does not increase above 25%; and there is no sharp reduction in support for those entering work - for claimants currently entitled to less than 100% support, the taper will be applied to an amount at least equal to their maximum eligible award.
- 5.3 Applications for grant funding would be available from 31 January 2013, with payments to be made in March 2013. It was suggested that this would be a one-off payment, with the exact figure available to ENC unclear at this stage.
- 5.4 At this stage, members stated an inclination not to take the transition grant, as it was only for one year, would not meet the funding gap created by the 10% loss of grant and could create a cliff edge in the scheme in future years.

RESOLVED:

That the sub-committee note the change made by DCLG for future reference when determining a final East Northamptonshire Local Council Tax Scheme at the next meeting of Welfare Reform on 11 December 2012.

6.0 PERSONAL INDEPENDENCE PAYMENTS

- 6.1 The members received a report which sought to outline the changes to disability benefits that would occur from April 2013 as part of the Welfare Reform Act 2012.

- 6.2 It was noted that the current Disability Living Allowance (DLA) had been in place for over 20 years, remaining largely unchanged during that period. The total number of DLA claimants has risen from 2.5 million in 2003 to 3.3 million at present, with an estimated expenditure for 2012 standing at £13 billion.
- 6.3 Personal Independence Payments (PIP) was a new benefit that would be rolled out nationally from June 2013, with existing DLA claimants being migrated to the new benefit from October 2013.
- 6.4 Councillor Andy Mercer wished to know the impact of the change in regulations on disabled facilities adaptations. The Head of Service advised a response to the question would be supplied as an email appended to the minutes.

RESOLVED:

That the contents of the report be noted

7.0 COUNCIL TAX SUPPORT SCHEME

- 7.1 Members received a verbal update from the Head of Customer and Community Services on the current status of the Council Tax Support Scheme.
- 7.2 Members noted that the consultation was live and would be running until 23 November 2012. It was further noted that up until 6 November 2012, 99 electronic responses had been received from consultees.
- 7.3 The sub-committee were advised that a stakeholder event had taken place, with positive feedback received from attendees regarding the working relationship with ENC.
- 7.4 An update of ENC's "Struggling to Pay Bills" leaflet would be undertaken to ensure that the list of organisations available to provide help and support was accurate.
- 7.5 SPIRE Homes had now become a member of the East Midlands Credit Union and could assist in providing basic bank accounts with Direct Debit facilities.
- 7.6 A letter had been received from the Royal British Legion which request continuance of the 100% disregard for those in receipt of War Disablement Pension, War Widows Pension or Armed Forces Compensation Scheme payments as outlined in the Armed Forces Covenant .

8.0 QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

- 8.1 No questions had been received from members.



Finance Sub-Committee

**Minutes of a meeting held on Wednesday 26 November 2012 at 7.30pm,
Council Chamber, East Northamptonshire House, Thrapston**

Present:

- Councillors: Steven North (Chairman)
Glenn Harwood MBE (Vice-Chairman)
Peter Baden
Roger Glithero JP
Glenvil Greenwood-Smith
Richard Lewis
- Officers: David Oliver (Chief Executive)
Sharn Matthews (Executive Director)
Glenn Hammons (Chief Finance Officer)
Kelly Watson (Finance Manager)
Katy Everitt (Head of Resources and Organisational Development)

1.0 APOLOGIES

- 1.1 Apologies for absence were received from Councillor David Brackenbury.

2.0 MINUTES

- 2.1 The minutes of the Finance Sub-Committee meeting held on 12 September 2012 were approved and signed by the Vice-Chairman, who had presided at the meeting.

3.0 DECLARATIONS OF INTEREST

- 3.1 There were no declarations of interest.

4.0 BUDGET MONITORING REPORT - QUARTER 2 2012/13

- 4.1 The Finance Manager presented a report to the Sub-Committee detailing the Council's expenditure to the end of quarter 2 (30 September 2012) against the approved revenue and capital budgets for 2012/13. The report highlighted any significant under or overspend greater than £10,000 and identified the impact on the end of year position.
- 4.2 Members noted that since the budget was set in February 2012, the total budget figure had been revised to £10,194,830. The estimated outturn for the year was an

underspend of £163,000 (against an estimated underspend of £147,000 at the end of quarter 1) and it was noted that £124,000 of this had resulted from staffing changes. The forecast drawdown from reserves was £382,000 (against a forecast of £398,000 at the end of quarter 1).

The Council had decided on 29 October 2012 to terminate the Council's car lease scheme and as the report covered the period up to 30 September 2012, the financial implications of ending the car lease scheme would be reflected in future reports.

The Sub-Committee noted that an arbitration meeting was scheduled to be held in September/October 2013 in relation to the recovery of costs for the replacement of the Nene Centre roof. A mediation meeting would precede this, possibly in February 2013, which may resolve the matter before the arbitration hearing.

After reviewing the report it was

RESOLVED:

That the current budget position be noted

5.0 TREASURY MANAGEMENT HALF YEARLY ACTIVITY REPORT AS AT 30 SEPTEMBER 2012

5.1

The Finance Manager presented a report to the Sub-Committee which provided an update on the activity of the Treasury Management function for the first half of 2012/13. The report also provided the likely performance for the remainder of the financial year.

5.2 The Sub-Committee noted that the 2012/13 Treasury Management Strategy had been approved on 29 February 2012 and was underpinned by the adoption of the Chartered Institute of Public Finance and Accountancy's Code of Practice. The Code recommended that members be informed of treasury management activities at least twice a year; hence the production of the report

5.3 It was not anticipated that there would be any significant change to interest rates over the coming 2-3 years and returns on investments would remain low. The Council's Fixed Term Deposits had been rolled forward for a period of 3 months at a slightly reduced rate of return. However, the average rate of return of 0.70% on the Council's portfolio for the first half of 2012/13 was above the average London Inter-bank Bid rate of 0.52% with the investment limits being kept in accordance with the Council's policy. The Sub-Committee noted that borrowing in the first instance would continue to be made from its surplus cash resources, a process known as "internal borrowing".

RESOLVED:

That the Treasury Management performance be noted.
(Reason – in accordance with CIPFA guidance and best practice in Treasury Management)

6.0 DRAFT MEDIUM TERM FINANCIAL STRATEGY

- 6.1 The Chief Finance Officer presented a report to update members on the position of the Medium-Term Financial Strategy (MTFS) following agreement of the MTFS 2012/16 by Council in February 2012 and to set out the position for the 2013 planning round.
- 6.2 The Sub-Committee was provided with an outline of the Council's position as at September 2012, with specific regard to Revenue Budgets, the Capital Programme 2012-22 and cash reserves. The draft budget included savings proposals which had recently been implemented or were being developed to contribute to bridging the funding gap which existed over the period of the MTFS. These proposals were expected to be sufficient to achieve the savings required in 2013/14, although some significant items within the proposals were only estimated savings at this stage.
- 6.3 The Chief Finance Officer informed the Sub-Committee that the minimum level of reserves held by the Council may be reviewed later in the year when more factors, such as the level of Central Government funding, were known.
- 6.4 The Empty Property Strategy, which had received Central Government funding, had resulted in increased income to the Council. The Chief Finance Officer reiterated that income would need to be maximised and the scheme would be kept under annual review with a view to continuing it as long as it was financially viable to do so. The increased income would be cumulative as empty properties came into use and the budget would reflect this.
- 6.5 .A budget workshop for Councillors would be held on 13 December 2012 and it was noted that the meeting of the Sub-Committee scheduled to be held on 9 January 2013 may need to be re-arranged to a later date depending upon when confirmation of the Central Government funding settlement was received.

RESOLVED:

That the report be noted, specifically the:

- Draft Medium Term Financial Strategy (MTFS)
- Draft Revenue Budget 2013/14
- Draft Capital Programme for 2013/14-2021/22 (subject to the ongoing review of schemes within that programme)

(Reason: To ensure that the Sub-Committee is aware of the forecast financial position so that in due course the Council complies with its constitution in setting its Budget).

7.0 EXCLUSION OF THE PUBLIC

7.1 RESOLVED:

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

8.0 SALE OF LAND AND BUILDINGS

- 8.1 The Head of Resources and Organisational Development submitted a report to the Sub-Committee which provided an update on the progress of the sale of Council owned land and buildings. The Sub-Committee noted that agents had been appointed to sell each of the buildings and land and an update was provided for each site detailing the current status of the sale process.
- 8.2 It was noted that the sale of some sites may be affected by the new Community Right to Bid. The policy and procedure for this, which the Council was required to adopt under the Localism Act 2011, would be considered by the Policy and Resources Committee at its next meeting. The Chairman reiterated that the Policy and Resources Committee had determined that the sites should be sold.
- 8.3 It was reported that the NHS had expressed an interest in renting the Rushden Centre for a period of 14 months while Rushden Hospital was being refurbished and this was being explored.

RESOLVED:

That the report be noted.

Chairman



East
Northamptonshire
Council

Personnel Sub-Committee

Minutes of a meeting held on 27 November 2012 at East Northamptonshire House, Thrapston

Present:

Councillors

Roger Glithero JP (Chairman)
Jeremy Taylor (Vice-Chairman)
Wendy Brackenbury
Glenn Harwood MBE

Sharn Matthews	Executive Director (SM)
Katy Everitt	Head of Resources and Organisational Development (KE)
Aime Armstrong	Human Resources Manager (AA)

Action

1.0 MINUTES

1.1 The minutes of the meeting held on 25 September 2012 were approved and signed by the Chairman.

2.0 APOLOGIES

2.1 Apologies for absence were received from Councillor Steven North, David Oliver (Chief Executive) and Rob Back (Head of Planning Services) (RB)

3.0 DECLARATIONS OF INTEREST

3.1 Councillors Wendy Brackenbury, Roger Glitheroe, Glenn Harwood and Jeremy Taylor declared a non-disclosable pecuniary interest in the Agenda item Changes to Tax Treatment of Members' ICT Allowances

4.0 QUESTIONS

4.1 There were no questions submitted under procedure rule 10.3.

5.0 WORKFORCE STATISTICS

5.1 The Sub-Committee reviewed data about staff sickness, turnover and the number of staff employed.

5.2 It was noted that the salary budget had been reduced by £1,103,040 (15.4%) since 2009/10 and members of the Sub-Committee expressed their appreciation to staff in recognition of the additional burdens this had

placed on the workforce. The Sub-Committee considered suggestions for providing a reward to staff to reflect this.

RESOLVED:

AA

That the Human Resources Manager prepare an issues paper on the options for providing a reward to staff in recognition of the additional burdens recently placed upon them for consideration by the Corporate Management Team and submission to the next meeting of this Sub-Committee.

6.0 VACANT POSTS UPDATE

6.1 The Sub-Committee received a report on:-

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

7.0 CHANGES TO TAX TREATMENT OF MEMBERS' ICT ALLOWANCES

7.1 The Executive Director submitted a report to update the Sub-Committee on the proposed future tax treatment of Members' ICT Allowances and equipment.

7.2 In 2011/12, 17 Councillors had chosen the option of the ICT equipment allowance of up to £250 per year, whilst 22 Councillors had a Council supplied laptop, 18 of whom also had a Council supplied printer. One Councillor had not taken up either option. The historical position regarding the taxation of ICT allowances and the provision of equipment was outlined. From the 2013/14 tax year both allowances and equipment would not be taxed at source, but would be declared on individual Councillor's tax returns and would be subject to the criteria defined by Her Majesty's Revenue and Customs.

RESOLVED:

That the current position in relation to the tax treatment of the provision of ICT allowances and equipment be noted and the proposal to declare these in future via P9D/P11D returns as set out in the report be agreed.

SM

(Reason: to harmonise the tax treatment and reduce the administrative burden on the Council and lower income Councillors)

8.0 EXCLUSION OF PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt

information, as defined under paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

9.0 STAFF PROPOSAL 17 – CHANGES TO COMMERCIAL HEALTH TEAM STRUCTURE

- 9.1 The Sub-Committee received a report of the Executive Director seeking confirmation of a change to the Commercial Health Team structure to implement the final part of the restructuring which had taken place as part of the savings incorporated into the 2011/12 budget. Details of the change proposed, together with the reasons why the change could not be implemented previously, were considered and it was

RESOLVED:

AA

That the change of the Trainee Environmental Health Officer post (scale 6) to an Environmental Health Officer post (scale 7) be confirmed with effect from February 2012

(Reason: to enable continuation of previously agreed savings arising from a related restructure)

10.0 STAFF PROPOSAL 18 – PLANNING SERVICES IMPROVEMENTS

- 10.1 The Executive Director presented a report on behalf of the Head of Planning Services setting out high level proposals for the review and improvement of the Development Control, Planning Administration and Planning Policy and Conservation Teams. An initial review had identified a wide range of areas for improvement within the service and proposed changes would be taken forward through a series of improvement projects, which were categorised for the Sub-Committee.
- 10.2 The Sub-Committee welcomed the review taking place and the objectives it aimed to achieve.

RESOLVED:

SM/RB

That the high level aims of the review set out in the report be endorsed and the potential for changes to officer roles and structures as a result of the process be noted.

11.0 STAFF PROPOSAL 20 – PENSION ISSUE

- 11.1 The Sub-Committee considered a request to transfer pension benefits into the East Northamptonshire Council/Northamptonshire County Council Pension Scheme, details of which were reported to the Sub-Committee.

RESOLVED:

AA

That the transfer request outlined in the report be approved.

Chairman

JOINT STANDARDS COMPLAINTS COMMITTEE

Date: 5 December 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: East Northamptonshire Councillors:

Pauline Bradberry JP
Michael Finch
David Jenney
Andy Mercer

Gill Mercer
Bob Nightingale
Brian Northall

Town and Parish Councillors:

Fiona Cowan (Collyweston PC)
John Greig (Titchmarsh PC)
Roy Jakeman (Thrapston TC)

Derek Lawson (Higham Ferrers TC)
Arthur Whittaker (Yarwell PC)

Independent Person:

Vivienne Barnard

297. APPOINTMENT OF CHAIRMAN FOR THE REMAINDER OF 2012/13

Nominations were sought for the appointment of Chairman of the Committee for the remainder of the municipal year. Councillors Andy Mercer and Brian Northall were proposed and duly seconded. On being put to the vote, it was

RESOLVED:

That Councillor Andy Mercer be appointed Chairman of the Committee for the remainder of the 2012/13 municipal year.

(The Chairman assumed the chair)

298. APPOINTMENT OF VICE-CHAIRMAN FOR THE REMAINDER OF THE YEAR 2012/13

The Chairman sought nominations for the appointment of Vice-Chairman of the Committee for the remainder of the municipal year. It was noted that the Council's Constitution required the Vice-Chairman to be appointed from the Town and Parish Council representatives as the Chairman had been appointed from the East Northamptonshire Council members.

Councillor Mike Clements was proposed and Councillor Arthur Whittaker was proposed and duly seconded and it was

RESOLVED:

That Councillor Arthur Whittaker be appointed Vice-Chairman of the Committee for the remainder of the 2012/13 municipal year.

299. MINUTES

The minutes of the final meeting of the East Northamptonshire Standards Board held on 20 June 2012 were received and noted.

300. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mike Clements (Raunds Town Council) and Paul King (Oundle Town Council)

301. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions had been received under procedure rule 10.3.

302. REQUESTS FOR DISPENSATIONS

The Monitoring Officer reported that a Dispensation was currently under consideration for all East Northamptonshire Councillors in respect of the setting of the Council Tax for 2013/14. The Monitoring Officer would be able to grant such a Dispensation on the basis of ensuring a quorum. Parish Council Members had been advised to seek similar Dispensations in respect of the setting of their respective Parish Precepts.

303. ACTIVITY REPORT OF THE MONITORING OFFICER

The Monitoring Officer submitted a report outlining recent activity and the implementation of the new standards framework, including a summary of the position relating to the completion of the Register of Disclosable Pecuniary Interests (DPI). There were currently 72 outstanding Register of Interest forms from Parish Councillors, details of which were reported to the Committee. It was also noted that some Parish Councils had "nil" returns for their Members. Whilst failure to disclose a DPI was potentially a criminal offence, there was no provision in legislation to prevent the Councillor concerned from remaining in office.

There were currently 8 Parish Councils where it had not been ascertained which Code of Conduct had been adopted by them. For those Parish Councils which had adopted the text of East Northamptonshire Council's Code, these Councils would be advised of any revisions made by ENC to its own Code, but Parish Councils were not obliged to adopt these revisions.

The Monitoring Officer confirmed that if DPI's were not disclosed, this could raise the possibility of any affected decision being judicially reviewed as there was the potential for bias as a result. However, any decision would not be brought into abeyance by breach of the Code of Conduct. It was the responsibility of individual Councillors to ensure that the information held and published in the Register was accurate and up to date.

In response to issues raised by Members, the Monitoring Officer undertook to investigate and report back as to whether the Chairmen of Parish Meetings needed to disclose DPI's and whether it was in compliance with legislation for the Council to keep records of the IP addresses of those who accessed a Councillor's Register of Interests on the Council's website.

RESOLVED:

- i) That the progress made in implementing the new Standards framework in Councils across the East Northamptonshire Area be noted
- ii) That the Monitoring Officer write to all local Councillors who have not yet returned their Register of Interests noting their failure to register Disclosable Pecuniary Interests and reminding them that this is a potential criminal act.

(Reason: demonstration of the commitment to implement the duty to promote and maintain high standards of conduct)

Chairman

PLANNING POLICY COMMITTEE

Date: 10 December 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: David Brackenbury (Chairman)

Peter Baden

Tony Boto

Michael Finch

Glenn Harwood MBE

Marian Hollomon

David Jenney

Gill Mercer

Pam Whiting

304. MINUTES.

The minutes of the meeting held on 19 November 2012 were approved and signed by the Chairman.

305. APOLOGIES FOR ABSENCE

Councillors Sylvia Hobbs, Sylvia Hughes, Eloise Lucille, Bob Nightingale, Steven North and Rob Back (Head of Planning Services) sent their apologies.

306. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

307. RAUNDS: APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

The Planning Policy and Conservation Manager reported that an application had been received from Raunds Town Council for the designation of a Neighbourhood Area. The application had been made under powers provided by the Localism Act 2011 and submitted to East Northamptonshire Council in accordance with the procedures contained in the Neighbourhood Plan (General) Regulations 2012. The Regulations also required such an application to be consulted upon for a minimum period of six weeks.

Details of the area to which the application related and the reasons why the Town Council considered the area to be appropriate for designation as a Neighbourhood Area were also reported. It was intended that any town-wide planning issues would be addressed through the emerging Four Towns Plan.

It was noted that the Department for Communities and Local Government was currently providing some funding to local planning authorities in recognition of the duty placed upon them in advising and supporting Town and Parish Councils in the neighbourhood planning process. There was no funding currently available for Town or Parish Councils.

RESOLVED

That support be given for consultation to commence on the proposed Raunds Neighbourhood Area

(Reason – to enable work to commence on their Neighbourhood Plan)

308. PLANNING POLICY UPDATE

The Committee considered a report of the Planning Policy and Conservation Manager providing updates on the North Northamptonshire Core Spatial Strategy and Four Towns Plan, community progress on Neighbourhood Plans, Masterplans and Community Plans and an update on the Five Year Housing Land Supply.

The Settlement Hierarchy within the Spatial Strategy would be considered by the Planning Policy Working Party (PPWP) at its January 2013 meeting. The Retail frontage/town centre boundary assessment was now anticipated to be submitted to the February 2013 meeting of the PPWP. Consultants were expected to complete work on the North Northants/JPU transport modelling in January 2013 and it was hoped that this would then be available in February 2013.

The Oundle and Higham Ferrers Neighbourhood Area consultations were scheduled to be considered by the Committee in January 2013. Members also highlighted progress with the High Court/Lyvenden case, which was due to be re-listed for the new year (as the judge who had been considering the case had stepped down, due to his membership of the National Trust which was material to the case). Members enquired about whether the wind farm SPD might be completed in time for the revised High Court Hearing date for the Lyvenden case, as this might be helpful to the Council's case. An update about the Lyvenden case would be provided at the next Committee meeting. The Planning and Conservation Manager reminded Members that it was intended to appoint consultants in January 2013 to carry out a Landscape Capacity Assessment in relation to wind energy development and that once that was completed, Members had agreed to then form a view as to whether to take that work forward to prepare an SPD on wind energy. Work and legal challenges being carried out/involving other local authorities relating to this issue was also being monitored.

Officers were meeting the following day to consider the Community Infrastructure Levy (CIL) further and a meeting of the CIL Member Working Party was expected to be convened early in the new year.

RESOLVED:

That current progress be noted.

(Reason – to provide an update on progress for Members' information)

Chairman

SCRUTINY COMMITTEE

Date: 12 December 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

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

Derek Capp	Brian Northall
Michael Finch	David Read
Sylvia Hobbs	Peter Wathen
Sylvia Hughes	Colin Wright

309. MINUTES

The minutes of the meeting held on 24 September 2012 were approved and signed by the chairman.

310. APOLOGIES FOR ABSENCE

Councillors Tony Boto, Richard Gell and Pam Whiting sent their apologies.

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

There were no declarations of interest.

Councillor Peter Wathen asked a question regarding the Policy and Resources Call-In Procedure for Scrutiny members. He noted that the current form was not in line with the Constitution which allowed three days for the decision notice to go out and five working days from the date of dispatch for any decision to be called in. He was also concerned that given that there could be delays with the post, timescales could be tight to consider any decision, discuss with other councillors and then get a call-in notice sent in.

The Executive Director responded to the question by thanking Councillor Wathen for providing advance notice of the question. She noted that the form provided for members as part of the procedure had not been updated in line with constitutional changes and that it would be amended accordingly. She further stated that councillors did get copies of Policy and Resources reports in advance. A comparison with procedures adopted by neighbouring authorities was provided which showed that they had 3-5 days from date of issue of the decision notice for a call-in to be made. The Chairman also noted that the timescale had not been a barrier on previous occasions when call in had been used.

312. PROGRESS UPDATE 2012 – SPIRE HOMES

The Chairman accepted a request to move the item from last, to first on the agenda.

Members were presented with a report by the Chairman of Spire Homes, Councillor John Farrar, which sought to provide a summary of the work undertaken, and key areas of progress achieved by the organisation during 2012.

Members heard that Spire Homes had been instrumental in the production of a short film, "The Invisibles" which highlighted issues relating to housing in the region. Members noted the positive feedback that Spire Homes had received from the National Housing Federation as a result of the film.

Cllr Farrar advised members that Spire Homes was continuing to invest in existing homes, upgrading fixtures and fittings to bring them up to government standard. He stated that he hoped to get well ahead of that standard, and new contractor Apollo would be carrying out the work. Energy saving projects were on-going; saving money for residents, with Spire Homes having been awarded £1.7m to assist with projects being undertaken.

A Welfare Reform Action Plan had been developed and a partnership between ENC and Spire Homes had been formed to assist households affected by the forthcoming changes. Members heard that Spire Homes had recently appointed a Money Guidance Officer, helping to save tenants money by ensuring they were aware of the benefits and grants available to them. Care and Repair services had been strengthened and £40k in community grants had been spent supporting communities, including assistance with the costs of school trips and uniforms as well as supporting new community groups.

Councillor Farrar concluded by advising the committee of the new community garden created in Higham Ferrers in partnership with Groundwork. He noted that the garden would be of great benefit to the community and could be adapted by residents to suit their needs.

313. QUARTERLY PERFORMANCE REPORTING - QUARTER 2 - 2012/13

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

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

Members heard that performance clinics had taken place in October and November 2012, where data had been challenged and discussed in detail. Areas of the report highlighted by the Policy & Performance Manager included:-

- Over-performing measures
- A detailed graph of the performance of Land Charges since September 2011
- Statistics relating to Housing Benefit and Job Seekers Allowance claimants
- Levels of achievement by service areas across ENC
- An update on overdue risk actions, with only three areas not yet in progress, although with revised implementation dates
- Budget variance, as reported to the Finance Sub-Committee on 26 November 2012
- ENC Employment Statistics.

Members noted that the new Finance Manager, Kelly Watson would be attending future performance clinics.

The committee discussed in great detail the graph relating to performance by Land Charges and requested that this graph be included in future reports. Members also discussed emergency planning work, with the belief that there may be an increase in workload due to the inclement weather.

A request was made to have more details on the further savings declared as part of the Waste Contract mentioned in the Areas of Achievement. A request was also made to supply the committee with figures for staff headcount at beginning of the financial year compared to the position at the publication of the officer report. Members noted that it would also be beneficial to see Full Time Equivalent figures for full-time and part time employees as well as any consultants paid to undertake work that would normally be done by an employee.

314. WELLAND INTERNAL AUDIT CONSORTIUM – QUARTERLY REPORT OF INTERNAL AUDIT

The committee considered a report submitted by the Welland Internal Audit Consortium which detailed the progress made by the Consortium on the delivery of the Annual Audit Plan for 2012/13 and associated measures of performance. The report also provided members with an overview of key audit findings and recommendations from the audit reports that have been issued.

Members noted that the performance information analysed was up to the end of week 32 (i.e. 11 November 2012), which was the latest date practical for reporting to the committee. Three audits had been completed, with another three issued as draft reports. Fieldwork had commenced on a further three audits and Terms of Reference had been issued for a further five.

It was noted that the restructure of the Consortium was nearing completion and as such staffing issues had been resolved. An Audit Manager had been appointed to commence employment within the next week and a further three contractors had been taken on to deliver shortfalls by the end of the year.

The Chairman queried how far behind schedule the Internal Audit service were, and was advised that currently the Consortium were approximately 70 audit days behind. However, it was noted that with the addition of extra staff it was hope that that figure would be reduced to around 30 audit days by the end of the year. Work carried out so far had provided a sound level of assurance and no issues of concern were highlighted on work undertaken.

RESOLVED:

That the reported progress and performance of the Consortium in 2012/13 be noted.

315. ENGAGEMENT WITH PARTNERS – TOWN AND PARISH COUNCILS

The Executive Director and Head of Planning attended the meeting and gave a presentation to members regarding the reasons for engagement by ENC with Town and Parish Councils (T&PCs) in the district arising from the Localism Act and changes to the planning framework.

The Chairman advised the committee that it was imperative to set a base layer for dialogue with T&PCs. It was suggested the process should begin by asking questions of those councils to understand their feelings and thoughts and to ascertain their requirements of

ENC. An email was supplied to the committee by the Chairman, entitled "*Inspiration for 21st-Century Leadership*" which he requested be appended to the minutes of the committee. (See page 444).

Members noted that it had always been an aspiration of ENC to foster a good relationship with T&PCs across the district and there had previously been varying levels of success in terms of engagement.

The presentation opened by detailing references to T&PCs within ENC's Corporate Plan. This highlighted the need to develop relationships with T&PCs.

The Head of Planning advised members that one of the most contentious issues for T&PC's was planning. He noted that the wide ranging changes to the planning system tended to badged under the terms of Localism, although some of these were not part of the Localism Act. The National Planning Policy Framework (NPPF) set out some of the key changes, and had been created with a generally strong emphasis on enabling development and investment.

The "Local Plan" provided examples of significant changes in abolishing regional strategies, and there was a duty to work together with series of public bodies, authorities and T&PCs. Members heard that while ENC's predominant local plans were the Core Spatial Strategy and the Rural North, Oundle and Thrapston (RNOT), a new element to take account of was Neighbourhood Plans. The emphasis had been placed on neighbourhoods to plan for development themselves, and in reality those plans would have to be positive and could not be used to prevent development. Members were advised that ENC had an online "toolkit" that would assist local communities in production of such plans.

It was noted that Neighbourhood Plans were a challenge to produce, and currently there was not a single adopted Neighbourhood Plan in the country, with the first having just completed the Examination process and going to a referendum in 2013. The Head of Planning highlighted the array of rules governing preparation and examination of Neighbourhood Plans, advising the committee that the estimated average cost of producing a Neighbourhood Plan was £70k, with some of the cost born by the local authority and some by the community itself. In short, he noted that Neighbourhood Plan production was a very complex and costly process.

Regarding Planning Applications, members were advised that there was now a requirement to consult with communities before submitting applications for large developments, although this had already occurred previously to a certain extent. As a result T&PCs were often aware of potential applications before planning staff. A consultation had just started with regard to proposed changes to Permitted Development Rights, and T&PCs would feel an increased burden should those changes be implemented. ENC would also feel increased pressure on enforcement requirements and complaints over developments. With both ENC and T&PCs under pressure, dialogue between the two would be of increased importance.

The Community Infrastructure Levy (CIL) was outlined as a new system implemented alongside Localism, working in tandem with Section 106 Agreements. Again, this was noted as being an incredibly complex system, with an anticipated adopted date of summer/autumn 2013. Part of money gathered from the CIL would be passed to T&PCs automatically to fund infrastructure requirements, again requiring dialogue with T&PCs to understand their requirements for infrastructure. Examples of how CIL funds could potentially be spent were provided to the meeting. Members noted that the Planning Policy Committee was considering the charging schedule as it had to be evidence based and not restrict viability of development. This would require further detailed explanation to T&PCs.

The Executive Director provided an outline of Community Right to Build, which gave local communities the power to take forward development in their area without the need to apply for planning permission, subject to meeting certain safeguards and obtaining 50% community support through a referendum. It was noted that the scheme was currently untested, and may not be utilised on a frequent basis by T&PCs.

The Community Right to Bid would be used however, and ENC was one of the first in the country to receive an application under the scheme. This scheme could see community interest groups (including T&PCs) requesting an asset of community value be listed as such. If the asset became threatened with closure or sale, communities would then be provided with a six week opportunity to express an interest in making a bid for the asset. A moratorium period of six months would then be triggered in order for the community interest group to raise the capital to purchase the asset. At the end of that period the asset owner would be under no obligation to sell to the community interest group. Members heard that T&PCs could be both bidders and asset holders under the scheme.

The Executive Director then detailed the Community Right to Challenge, which would enable community groups, social enterprises, T&PCs and local authority employees to express an interest in running any service that ENC was responsible for. This may trigger a procurement exercise for that service, in line with relevant procedure. However there was no guarantee of the challenger winning the contract to run the service.

Finally, Emergency Planning was discussed, although it was noted that further dialogue would be required on this topic as it may come to the fore as budgets were reduced.

The committee discussed topics from the presentation at great length, noting that some of changes that had been introduced may not have been considered by members as having local implications. Members appreciated that tensions created would be enormous and as such there was no requirement for rushing the work. It was felt that given the number of legislative changes, and the need to interact with T&PCs on the subject, further education may be required by members.

Members agreed unanimously to commence a project of visiting all T&PCs and meetings with a questionnaire devised by the Scrutiny Committee, requesting an initial response on the topics discussed during the presentation. The committee concluded that two district councillors should attend each T&PC meeting, with at least one of those being a member of the Scrutiny Committee.

It was agreed that a Scrutiny Workshop would take place in the Council Chamber on 10 January 2013 for members of the Scrutiny Committee in order to devise a questionnaire to take to T&PCs and to establish appointments for meetings with T&PCs. Further information regarding the topics discussed previously would also be supplied to members at that meeting.

Cllr Sylvia Hughes and the Chairman of the committee agreed to contact individuals at the council's named in the email circulated by the Chairman at the beginning of the item, in an attempt to gain useful information to assist in the process.

Chairman

Inspiration for 21st-century leadership

6 December 2012[By Sarah Hinksman, Anna Farney

Do citizens trust their local council staff and their elected members? Does trust exist between chief officers and councillors?

Are GPs inherently more trustworthy than politicians? If we are open with our data, does this engender trust or bring suspicion?

A prickly subject, trust. It is safe to say that everyone wants to be trusted - how else can we influence, negotiate, drive change, convince voters in a democracy? When trust fails despite good intentions it is exasperating, even embarrassing - and, once lost, trust is painfully hard to regain.

There were some fascinating observations in this workstream, which was engagingly led by Solace Enterprises director Terry McDougall. The sessions covered relationships with members, health and transparency. Unsurprisingly, trust was the thread that ran through the democratic path.

Here are our (completely personal) top five take-away inspirations for senior colleagues and local leadership:

- Refocusing scrutiny into a strengthening of what is being done well to inform decision making, not raking over what has gone wrong. This is an opportunity to link representative and participative democracy, making the scrutiny process more of a challenge and an engagement. This is not only more interesting but allows much greater citizen involvement. Salford City Council (smoking cessation) and South Ribble BC (a local area scrutiny review) have already used this approach effectively.

Gaining a thorough understanding of the world (ward?) view of members through structured

research and active listening. Then building on findings by producing an internal charter of commitments, such as in North East Lincolnshire Council where this approach has been successfully pioneered.

Asking health colleagues to help deliver appropriate messages to the public can assist where trust of GPs, for example, exceeds trust of local government. This has worked well in Solihull MBC.

Having a conversation with communities to find out what their health issues are rather than

'engaging' with them on the fixed agenda. Coventry City Council has begun to work in this way.

Empowering citizens by making data available in a useful way, encouraging its aggregation into innovative mapping and mobile apps, for example. The food safety app 'Ratemyplace' in the West Midlands is a great example of this, with perhaps the next logical step being an alliance with sites such as TripAdvisor.

The democracy discussion on open data focused around freedom of information and transparency. But outside of democracy, opportunities need to be taken to break down the barriers (some imagined, some real) in sharing information not just with the public, but with other public organisations - and indeed within and between authorities. We are back to trust again - because for so much of that data that we use in our work as public servants, trustworthiness is crucial.

Sarah Hinksman, change agent, Birmingham City Council