

# DEVELOPMENT CONTROL COMMITTEE

**Date:** 19 December 2012

**Venue:** East Northamptonshire House, Cedar Drive, Thrapston

**Time:** 7.00pm

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

**Wendy Brackenbury** **David Read**  
**Roger Glithero JP** **Anna Sauntson**  
**Dudley Hughes JP** **Phillip Stearn**  
**Barbara Jenney** **Jeremy Taylor**  
**Andy Mercer** **Robin Underwood**  
**Brian Northall** **Peter Wathen**  
**Ron Pinnock**

## 316. MINUTES

The minutes of the meeting held on 28 November 2012 were approved and signed by the chairman, subject to the inclusion of the revisions made on the update sheet.

## 317. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Glenn Harwood MBE, Marika Hillson and Bob Nightingale.

## 318. 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 Pauline Bradberry	EN/12/01184/REM	Knew speaker on application		Yes
Cllr Roger Glithero	EN/12/01184/REM	Knew speaker on application		Yes
Cllr Andy Mercer	EN/12/01481/OUT	Member of Rushden Town Council; Landowner for site	Yes	
Cllr Robin Underwood	EN/12/01481/OUT	Member of Rushden Town Council; Landowner for site	Yes	
Cllr Ron Pinnock	EN/12/01481/OUT	Member of Rushden Town Council; Landowner for site	Yes	
Cllr Barbara Jenney	EN/12/01481/OUT	Member of Rushden Town Council; Landowner for site	Yes	
Cllr Gill Mercer	EN/12/01481/OUT	Member of Rushden Town Council; Landowner for site	Yes	
Cllr Peter Wathen	EN/12/01697/FUL	Knew objector		Yes
Cllr Brian Northall	EN/12/01697/FUL	Knew objector		Yes

**(b)      Informal Site Visits**

Cllr Peter Wathen stated he had made an informal site visit to application EN/12/01697/FUL, 12d Rotten Row, Raunds.

**319.      DELEGATIONS TO HEAD OF PLANNING**

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

<b>EN/12/00648/OUT</b>	Station Rd, Higham
<b>EN/12/00555/EXT</b>	Slip Clay Pit Landfill Site, Kingscliffe
<b>EN/12/00904/FUL</b>	14 Market Square, Higham Ferrers
<b>EN/12/00512/FUL</b>	30 Woodnewton Road, Nassington
<b>EN/11/01152/FUL</b>	Land adjacent, 16 Stamford Lane
<b>EN/12/01051/FUL</b>	66 East Road, Oundle (Waitrose)
<b>EN/12/01360/FUL</b>	Plot 2 Haldens Parkway
<b>EN/12/01784/NCC</b>	Land south of Oil Depot, Wansford Road, Kings Cliffe

**RESOLVED:**

That the contents of the report be noted.

**320.      SECTION 106 AGREEMENTS – UPDATE**

The Committee heard that at the meeting of the Development Control Committee held on 28 November 2012, it had been agreed by members that this item would be added to future agendas in order for the Head of Planning Services to report on progress with regard to drafting of Section 106 (S106) agreements in cases where the Committee had previously resolved to grant planning permission, subject to the prior finalisation of such an agreement.

A table itemising current S106 agreements was supplied to the meeting

It was

**RESOLVED:**

- 1) That the contents of the report be noted and;
- 2) An extension to the time limit for application EN/11/01234/FUL be approved.

**321.      PUBLIC SPEAKERS**

The following people spoke on the items as indicated: -

- i) **Mr Simon Munday** – EN/12/01184/REM – Land Rear of 31 Grange Road, Stanwick (Objector)
- ii) **Mr Andrew Connor** - EN/12/01184/REM – Land Rear of 31 Grange Road, Stanwick (Applicant)

- iii) **Mr Chris Akrell** – EN/12/01359/FUL – Olive Grove Nurseries, Oundle Road, Great Polebrook (Agent for Applicant)
- iv) **Mr Paul Johnson** - EN/12/01481/OUT – Playground, Harborough Way, Rushden (Agent for Applicant)
- v) **Ms Yvonne McKenzie** - EN/12/01481/OUT – Playground, Harborough Way, Rushden (Objector)
- vi) **Mr Paul Johnson** – EN/12/01510/FUL - Rectory Drive, Twywell – (Agent for Applicant)
- vii) **Mr Craig Boddington** – EN/12/01579/OUT – 14 Lowick Lane, Aldwincle (Applicant)

## **322. 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/12/01184/REM – Land rear of 31 Grange Road, Stanwick (page 452)**

The committee considered a reserved matters application which sought permission for the erection of a single dwelling pursuant to planning permission EN/10/02208/OUT. The application proposed a 1.5 storey detached dwelling with associated detached double garage. Access to the property would be via an existing track off Grange Road that would be upgraded to a higher standard.

Members felt that given the quality of site maps provided to them, they were unable to make a decision on the application. Members noted that road names and house numbering were absent, which affected the understanding of the orientation of the map. It was considered that a site visit would be appropriate to enable the appreciation of differing site levels and distances between existing properties and the proposed site.

The committee **agreed to defer** the application in order to undertake a site visit on Tuesday 8 January 2013 at 10:00am.

### **(ii) EN/12/01812/VAR – Nippendale, Rushden (page 462)**

The committee considered an application which sought permission to vary Condition 11 relating to approved planning permission EN/11/00853/FUL. The application requested the requirement for 10% of renewable energy be removed from the aforementioned condition.

Members heard that the applicant had submitted a viability assessment which demonstrated that the continued inclusion of renewable energy measures within the scheme would make the development unviable. This report had been assessed by ENC's Housing Strategy Manager, who had confirmed that the conclusions drawn in the viability report were robust, and that the retention of the renewable energy requirement would have a detrimental impact on the developer's ability to deliver the scheme, and therefore the associated affordable housing which made up 80% of the development.

Members felt that with increasing energy prices, renewable energy provision for affordable housing was of great importance. The committee also felt it would be of benefit to have a qualified quantity surveyor assess the validity of the viability assessment supplied by the applicant.

The Solicitor to the Council reminded the committee that national guidance was clear with regards to putting the viability of developments at risk, and that it was important to consider each application on its own merits.

The committee **agreed to defer** the application to allow officers to seek independent advice from a qualified surveyor.

**(iii) EN/12/01281/OUT – 112 Irchester Road, Rushden, NN10 9XQ (page 452)**

Members were presented with an outline application which sought permission for the erection of four, four-bedroom dwellings with an access drive and amenity space. Members noted that matters of landscaping, layout and design were reserved matters, with only access and scale under consideration.

Members felt that the only contentious aspect of the application could be the position of the properties within the development, but that being a reserved matter it would be discussed at that stage.

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

**(iv) EN/12/01359/FUL – Olive Grove Nurseries, Oundle Road, Polebrook, PE8 5LQ (page 455)**

The committee considered an application which sought permission for an extension to an existing barn to create a new storage area to aid the relocation of the farm shop on the site. The coffee shop located at the site could then be extended into the space vacated by the farm shop.

Members believed that the existing business and organisation was a positive one for the area, offering valuable rural employment and good service.

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

**(v) EN/12/01481/OUT – Playground, Harborough Way, Rushden (page 456)**

Members were presented with an outline application for eight dwellings with access road, parking, children's play area and associated works. Members noted that all matters were reserved with the exception of access and layout.

An update was supplied to the meeting which noted that Rushden Town Council had confirmed it would be responsible for the maintenance of the proposed play area. Members heard that the current 0.24 HA site included an open area of grass and a poorly equipped play-area and was surrounded by a mix of established residential properties.

The committee raised serious concerns over the potential loss of open space as an amenity for local residents, especially dog-walkers and older children who used the grassed area to undertake sports activities such as football and cricket. Members acknowledged that although the play area would be improved if the development was granted permission, there was a query as to why the existing play equipment could not simply be upgraded.

Members were advised by officers that the amenity quality of the site in question had deteriorated since the last available photographs had been taken. Members felt it would be

in their interests to see more recent photographs of the site so they may better judge its amenity value to the community.

Members also requested that further information be supplied to them regarding other open spaces in the vicinity. The committee felt that the potential removal of the grassed area at the site would result in the wider area failing to meet requirements for the provision of open space as an amenity for the community. Members had heard that should the site be developed, the nearest open space would be the local cemetery. It was apparent that older children required areas to cycle, play and partake in sports which would be lost should the development go ahead.

The committee **agreed** to **defer** the application to allow for more information on surrounding areas of public open space and updated photos of the site to be reported to the committee.

**(vi) EN/12/01510/FUL – Rectory Drive, Twywell (page 457)**

Members were presented with an application which sought permission for the erection of two dwellings; one three bedroom and one two bedroom. The properties would be mainly two storeys, semi-detached and linked by a single-storey element.

Members were advised that previously the site consisted of a row of three terraced cottages, one of which (1 Rectory Drive) was demolished in the mid-1980's, with the remaining two being demolished in July 2012.

Planning permission had previously been granted on the site in December 2010 (EN/10/00839/FUL), for the erection of a dwelling on the footprint of the former cottage at 1 Rectory Drive, and for the conversions of 2 and 3 Rectory Drive into a single dwelling. It was noted by members that as planning permission did not provide consent for the demolition or reconstruction of the cottages, works carried out in July 2012 nullified the planning permission for the site.

The committee were advised that although East Northamptonshire Council was pursuing prosecution action regarding the demolition of the cottages, this was a separate matter to the application before them and should not be taken into account as part of their deliberations. Members further noted that the proposed dwellings would be in same footprint and to the same scale and design as the original buildings, and the submitted drawings for the application were identical to those approved under permission EN/10/00839/FUL.

Members were pleased that the proposed buildings were to be restored in the same form as the previous dwellings and requested that given the history of the site, close attention be paid to the materials used in construction.

The committee **agreed** to **grant** the application, subject to an amendment to Condition 2 (Materials), to ensure as much of the existing stonework as possible was used.

**(vii) EN/12/01579/OUT – 14 Lowick Lane, Aldwincle, Kettering, NN14 3EE (page 459)**

The committee considered an outline application which sought permission for the erection of three, two-storey detached dwellings with new access and associated works. Each dwelling would feature a detached double garage. All matters relating to the application were reserved with the exception of access.

Members noted that the application site fell outside of (but adjacent to) the settlement boundary as defined by the Rural North, Oundle and Thrapston Plan (RNOT). Objections to the proposal had been received from neighbours and Aldwincle Parish Council.

The committee considered the application at length, noting their belief that the site had previously been included within the traditional village boundary, only being excluded at the introduction of the RNOT Plan. Members felt that this issue warranted further investigation and proposed a deferral in order to establish whether the application site had previously been included within the village boundary.

The committee **agreed to defer** the application in order to allow officers to check the history of the settlement boundary.

**(viii) EN/12/01664/FUL – Farm Buildings, Ringstead Grange, Station Road, Ringstead (page 460)**

The committee were presented with an application which sought permission for a change of use of two agricultural buildings into an office and storage building. An update was supplied to members that detailed a Transport Statement submitted by the applicant to answer issues raised by the highway officer.

The application had been brought before the committee due to an objection that had been received from Ringstead Parish Council. Members noted that aside from the parish council objection, no other objections had been received and the proposal, if granted, would lead to the creation of four jobs at the site.

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

**(ix) EN/12/01697/FUL – 12d Rotton Row, Raunds, NN9 6HU (page 460)**

Members considered an application requesting the change of use of an existing building from storage (B8) to residential (C3a), with associated alterations to the existing building to form a two storey dwelling with three bedrooms.

Objections to the application had been received from a neighbouring property and Raunds Town Council, with the Highways Authority stating that the site should encompass an adequate turning area to ensure vehicles exited the site in a forward gear.

Members were satisfied by the officer response to questions regarding the access and parking arrangements for the site.

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

**323. APPEAL DECISION MONITORING REPORT**

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on one appeal decision from the Planning Inspectorate between 12 November 2012 and 30 November 2012.

**324. CONSULTATION RESPONSE – PLANNING GUARANTEE**

The committee were presented with a report setting out an initial draft response to the consultation undertaken by the Department for Communities and Local Government (DCLG) in relation to Planning Performance and the Planning Guarantee.

An update was supplied to members providing additional points for consideration and emphasis as a result of a meeting between officers and the Chairman and Vice-chairman of the Development Control Committee.

It was

**RESOLVED:**

That Members endorsed the comments set out in the report as the formal response to the DCLG's consultation document "Planning Performance and the Planning Guarantee", with completion of the final response being delegated to the Head of Planning Services, in consultation with the Chairman of the Development Control Committee in order to accommodate any further changes suggested through additional officer consultation.

**325. DCLG CONSULTATION DOCUMENT – EXTENDING PERMITTED DEVELOPMENT RIGHTS FOR HOMEOWNERS AND BUSINESSES**

The committee were presented with a report summarising the proposed options for a possible extension of permitted development rights for a period of three years. The report requested any additional comments from members and also asked members to agree a response to the consultation document published by DCLG in November 2012. The committee concluded that the officer report was excellent and had no further comments to make.

It was therefore

**RESOLVED:**

That Members endorsed the comments set out in Section 3.1 of the officer report as the proposed response to the DCLG consultation document "Extending Permitted Development Rights for Homeowners and Businesses".

**Chairman**

**List of Applications Determined By  
DEVELOPMENT CONTROL COMMITTEE - 19 December 2012**

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**12/01184/REM**

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Date received                      Date valid                      Overall Expiry                      Ward  
18 July 2012                      20 July 2012                      14 September 2012

Applicant    **Mr A Conner**

Agent        **Wythe Holland Partnerships LLP**

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

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Proposal    **Reserved matters: Erection of single dwelling (bungalow / chalet bungalow)  
pursuant to planning permission EN/10/02208/OUT dated 26.04.11**

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**Decision    Deferred**

**Conditions/Reasons:** For a site visit to be held on Tuesday 8th January 2013 at 10.00am

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**12/01281/OUT**

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Date received                      Date valid                      Overall Expiry                      Ward  
3 August 2012                      28 August 2012                      23 October 2012

Applicant    **Mrs P Sizer**

Agent        **Sidey Design Architecture - Mr Jon Sidey**

Location    **112 Irchester Road, Rushden, Northamptonshire, NN10 9XQ.**

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Proposal    **Erection of 4 No. four bedroom dwellings with access drive and amenity  
space**

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**Decision    Application Permitted**

**Conditions/Reasons:**

1.    Approval of the details of the Appearance and Landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority.  
**Reason:** The application is in outline only and the reserved matters referred to will require full consideration by the local planning authority.
2.    Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.  
**Reason:** Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.



3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
**Reason:** Statutory requirement under Section 51 of the Planning and Compulsory Purchase Act 2004.
4. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall thereafter be constructed in accordance with the slab levels that have been approved in writing by the local planning authority.  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
5. In accordance with condition 1, prior to the commencement of development, a comprehensive landscaping scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details in the first planting season following the occupation of the development. Any trees that die or become diseased within a 5 year period of implementation shall be replaced on a like-for-like basis.  
**Reason:** To ensure a reasonable standard of development.
6. The accesses hereby approved shall be constructed in strict accordance with the details shown on drawing No. 12-115-01 rev.B received by the Local Planning Authority on 4th October 2012.  
**Reason:** In the interest of highway safety.
7. In accordance with the details of the Design and Access Statement received on 03/08/2012, the height of the dwellings hereby approved shall be limited to 9m and their maximum dimensions to 12m by 14m.  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
8. 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 BS5837:2005. The development shall thereafter be carried out in accordance with these details.  
**Reason:** To ensure the protection of trees on site
9. Notwithstanding the submitted details, exact details of the no dig method for the site access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with these details.  
**Reason:** To ensure the protection of trees on site
10. The access hereby approved shall be constructed before the commencement of the proposed dwellings.  
**Reason:** To ensure that vehicle movements in and out of the site do not cause excessive soil compaction and root damage.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order with or without modification) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings,

storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Local Planning Authority.

**Reason:** To prevent an overdevelopment of the site and to safeguard neighbour amenity.

12. Prior to the commencement of development, a schedule of boundary treatments shall be submitted to and approved in writing by the local planning authority. Boundary treatment shall be completed in accordance with the approved schedule prior to the first occupation of any of the dwellings hereby approved.

**Reason:** To ensure a satisfactory standard of 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 by the applicant and approved in writing by the local planning authority.

**Reason:** To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF Paragraph 141

14. Before the commencement of development hereby permitted, an Extended Phase 1, Habitat Survey, together with any follow up Protected Species Surveys shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to ensure that any protected species are not harmed.

15. Further vegetation clearance at the site shall only take place outside the bird breeding season of between March to August inclusive.

**Reason:** To ensure adherence to legislation regarding protected species in line with the Wildlife and Countryside Act and to provide biodiversity mitigation and enhancements in line with the aims of NPPF.

16. Prior to commencement of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

**Reason:** In the interests of residential amenity, highway safety and visual amenity in accordance with Policies 13 and 16 of the North Northamptonshire Core Spatial Strategy.

17. Prior to commencement of development, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

18. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 36 tonnes. The refuse storage and

collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.

**Reason:** To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

19. Notwithstanding the submitted details, 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.

20. Notwithstanding the submitted details and before commencement of the development hereby permitted, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

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

21. The development hereby permitted shall be carried out strictly in accordance with the approved plans; Existing and Proposed Site Plans and Sections and Location Plan - 12-115-01 Rev.B, received by the Local Planning Authority on 04.10.2012.

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

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**12/01359/FUL**

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Date received	Date valid	Overall Expiry	Ward
20 August 2012	3 September 2012	29 October 2012	

Applicant **Olive Grove Nurseries - Mr T Thackeray**

Agent **Town Planning Services - Mr Chris Akrell**

Location **Olive Grove Nurseries, Oundle Road, Polebrook, Northamptonshire.**

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Proposal **Extension to barn to create new storage area, change of use of existing barn to re-house farm shop and expansion of coffee shop seating within existing shop area**

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**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 retail and cafe uses hereby approved and shall remain ancillary to operation of the existing tree nursery business and at no time shall they be separated from this business.

**Reason:** In view of the exceptional circumstances justifying the grant of planning permission in this instance.

3. The development the subject of this planning permission shall be carried out using external materials matching those of the existing barn building.

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

4. The development hereby permitted shall be carried out strictly in accordance with the approved plans: Site Location Plan and Block Plan - 285-12-090, Existing Plans - 285-12-090 Rev.1, Barn- existing plans and elevations - 285-12-100, Barn - proposed plans and elevations - 285-12-150 received by the Local Planning Authority on 20.08.2012, 03.09.12 and 30.10.2012 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.

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**12/01481/OUT**

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Date received	Date valid	Overall Expiry	Ward
10 September 2012	10 September 2012	5 November 2012	

Applicant **John Henry Ltd - Mr Frank And John Langley**

Agent **DLP Planning Ltd - Miss Susie Hartas**

Location **Playground, Harborough Way, Rushden, Northamptonshire.**

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Proposal **Outline application for the erection of 8no. dwellings with access road, parking, children's play area and associated works (all matters reserved except access and layout)**

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**Decision Deferred**

**Conditions/Reasons:** To allow more information on surrounding areas of public open space and updated photos of the site to be reported to the committee.

Date received	Date valid	Overall Expiry	Ward
12 September 2012	3 October 2012	28 November 2012	

Applicant **Mr A Oliver**

Agent **DLP Planning Ltd - Mr P Johnson**

Location **Rectory Drive, Twywell, Northamptonshire, .**

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Proposal **Erection of two dwellings**

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**Decision Application Permitted**

**Conditions/Reasons:**

1. The development hereby permitted shall be begun before the expiration of 1 year from the date of this permission.  
**Reason:** Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to the commencement of the development hereby permitted, details and samples of the external facing and roofing materials to be used for the construction of the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that as much of the existing material will be used as possible and include a sample panel of all proposed masonry. The dwellings shall thereafter be constructed in accordance with the details so approved.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the conservation area.
3. In accordance with the details provided on the submitted application forms, all windows and doors on the new dwellings shall be in timber and details of the colour and finish details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall thereafter be implemented in accordance with the details so approved.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the conservation area.
4. Notwithstanding the submitted details and prior to commencement of development, full working drawings at a scale of no less than 1:20 of all of the proposed joinery items including profiles of glazing bars, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the conservation area.
5. Notwithstanding the submitted details and prior to commencement of development, full details of the materials and finish details of the cills and lintels of the dwellings

shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

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

6. Notwithstanding the submitted details and prior to commencement of development, full details of the drainage goods, including their material, colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.  
**Reason:** To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the conservation area.
7. Prior to the commencement of the development hereby permitted, details of the boundary treatment to all boundaries of the site and to the garden of the individual dwellings shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be constructed. This boundary treatment shall then be provided in accordance with the details so approved prior to the first occupation of the dwellings and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
8. Notwithstanding the submitted details stone walls shall be provided along the northern and eastern boundaries of the site to Lower Street and Rectory Drive. Prior to commencement of the development hereby permitted, drawings to show the height and design of the wall and a sample panel to show the stonework and mortar shall be submitted to and agreed in writing by the Local Planning Authority. The stone walls shall thereafter be constructed in accordance with the details so approved.  
**Reason:** In the interest of the character and appearance of the conservation area.
9. Notwithstanding the submitted details, no development shall take place until details to show the slab levels of the proposed dwellings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of neighbouring building of Oakdene and St Pauls House) 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.  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure a reasonable standard of development and in the interest of the character and appearance of the conservation area.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no

windows, other than that shown on the plans hereby approved, shall be inserted in the west facing elevations of the dwellings hereby permitted.

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

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

**Reason:** To protect the amenity of adjacent occupiers, to ensure a satisfactory elevational appearance for the development and in the interest of preserving the character and appearance of the conservation area.

13. 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 dwellings 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.

**Reason:** To ensure that the development is sustainable in accordance with the advice contained within the National Planning Policy Framework and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

14. The development hereby permitted shall be carried out in accordance with the approved plans; plans received by the Local Planning Authority on 12 September 2012, drawing numbers 946109 Revision A, 946108 Revision A, 946106 Revision A, 9460S.

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

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**12/01579/OUT**

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Date received	Date valid	Overall Expiry	Ward
24 September 2012	24 September 2012	19 November 2012	

Applicant **Mr AJ and CE Boddington**

Location **14 Lowick Lane, Aldwincle, Kettering, Northamptonshire.**

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Proposal **Outline: Erection of 3 no. two storey detached dwellings with new access and associated works (all matters reserved except access) Resubmission of 11/02067/OUT**

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**Decision Deferred**

**Conditions/Reasons:** To allow officers to check the history of the settlement boundary

Date received                      Date valid                      Overall Expiry                      Ward  
5 October 2012                      5 October 2012                      30 November 2012

Applicant    **Foster Farms (Ringstead) Ltd - Mr J Foster**

Agent        **Berrys - Miss Lisa Clements**

Location    **Farm Buildings, Ringstead Grange, Station Road, Ringstead.**

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Proposal    **Change of use of two existing agricultural buildings to office and storage buildings**

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**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; location plan received by the Local Planning Authority on 5 October 2012, Promap scale 1:2500.  
      **Reason:** In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Date received                      Date valid                      Overall Expiry                      Ward  
12 October 2012                      15 October 2012                      10 December 2012

Applicant    **Mr J Kearsley**

Agent        **Marric Chartered Surveyors - Mr E Cleaver**

Location    **12D Rotton Row, Raunds, Wellingborough, Northamptonshire.**

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Proposal    **Change of use of existing building from storage (B8) to residential (C3a).  
Alterations to existing building to form a two storey dwelling.**

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**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. Prior to the commencement of the development hereby permitted, details and a sample of the roofing material and facing brick to be used for the construction of the west elevation of the dwelling hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the adjoining cottages.
3. Prior to the commencement of the development hereby permitted, details of the colour and finish details of the render to be used on the front northern elevation of the dwelling hereby approved 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.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the adjoining cottages.
4. Prior to the commencement of the development hereby permitted, details of the materials, colour and finish of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the details so approved.  
**Reason:** To achieve a satisfactory appearance for the development and to ensure the development would not detract from the character and appearance of the adjoining cottages.
5. Prior to the commencement of the development hereby permitted, details of the provision of boundary treatment to the garden of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected/retained. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling and shall thereafter be retained in perpetuity.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or any other form of opening, other than that shown on the plans hereby approved, shall be inserted in the south and west facing elevations and roof slopes of the dwelling hereby permitted.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers.
7. Before the dwelling hereby permitted is first brought into occupation, the first floor bathroom window in the west facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers.
8. Notwithstanding the submitted details, the first floor window for bedroom 3 in the south facing roof slope of the dwelling hereby permitted shall be installed a minimum of 1.7 metres above the internal floor levels of the building.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers.
9. The parking facilities shown on the site layout plan dated 3 December 2012, received

by the Local Planning Authority on 4 December 2012, shall have been provided and brought into use for the dwelling hereby approved and be thereafter retained in perpetuity.

**Reason:** In the interest of highway safety.

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.

11. 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 dwelling hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. 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 the National Planning Policy Framework 2012 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the Local Planning Authority on 4 December 2012, drawing number MSC12.7202RevA (Proposed Dwelling) and Site Layout Plan.

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

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**12/01812/VAR**

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Date received	Date valid	Overall Expiry	Ward
2 November 2012	7 November 2012	6 February 2013	

Applicant **Spire Homes - Ms Cathy Sellars**

Agent **Martindales Architects Ltd - Ian Morrison**

Location **Nippendale, Rushden, Northamptonshire, .**

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Proposal **Variation of condition 11 (sustainability strategy) of approved planning permission EN11/00853/FUL (Residential Development) dated 03.07.2012 to 03.07.2015: The requirement for 10% of renewable energy to be removed from the condition**

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**Decision Deferred**

**Conditions/Reasons:** To allow officers to seek independent advice from a qualified surveyor in the form of another viability report.