

DEVELOPMENT CONTROL COMMITTEE

Date: 20 March 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry JP (Chairman)

Roger Glithero	Ron Pinnock
Glenn Harwood MBE	David Read
Marika Hillson	Anna Sauntson
Barbara Jenney	Phillip Stearn
Bob Nightingale	Robin Underwood
Brian Northall	

450. WELCOME TO INTERIM HEAD OF PLANNING SERVICES

The Chairman of the Committee welcomed the new Interim Head of Planning Services, Elizabeth Wilson, on her return to East Northamptonshire Council.

451. MINUTES

The minutes of the meeting held on 28 February 2013 were approved and signed by the Chairman.

452. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Wendy Brackenbury, Dudley Hughes, Andy Mercer, Gill Mercer, Jeremy Taylor and Peter Wathen.

453. 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
Councillor Bob Nightingale	EN/13/00195/FUL	Close acquaintance of the Agent to the Applicant		Yes
Councillor Ron Pinnock	EN/13/00278/NCC	Member of Northamptonshire County Council		Yes
All Members of the Committee	EN/13/00118/FUL	ENC property and planning application		Yes

Both Councillors Bob Nightingale and Ron Pinnock left the meeting whilst the relevant item was considered.

(b) Informal Site Visits

Councillor Roger Glithero stated that he was well acquainted with the sites at Brookfield Plantation (EN/13/00213/EXT) and Priors Hall (EN/13/00288/EXT), both of which were close to Rockingham Motor Speedway where he was a member of the forum.

454. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided an update on the following applications where actions had been delegated to the Head of Planning Services:-

EN/12/00555/EXT	Slipe Clay Pit Landfill Site, Kingscliffe
EN/12/01579/OUT	14 Lowick Lane, Aldwincle
EN/12/01261/OUT	Oak Lea, 252 Newton Road, Rushden
EN/12/00704/FUL	Slipton Lane, Slipton
EN/12/01557/FUL	Laundry Site, 259 Addington Road, Irthlingborough
EN/12/01614/FUL	Herne Road
EN/11/00827/FUL	Longbrook Farm, Thurning

RESOLVED:

That the contents of the report be noted.

455. SECTION 106 AGREEMENTS – UPDATE

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.

The interim Head of Planning Services provided members with an update to the report requesting the following:

- **EN/12/00417/OUT** – Islip Furnaces – A deadline extension was requested to 25 March 2013.
- **EN/11/01234/FUL** – Sainsbury's, Thrapston – A deadline extension was requested to the end of April 2013.
- **EN/11/00835/OUT** – Keat's Way, Rushden – A deadline extension was requested to 3 April 2013.

It was

RESOLVED:

- i) That the contents of the report be noted
- ii) That the requested deadline extensions be approved.

456. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Cllr Neil Fraser** – EN/12/01368/FUL – Oundle School Playing Fields, Oundle (on behalf of Oundle Town Council)
- ii) **Mr Barry Nicholls** – EN/11/02011/OUT – Garage Block, Acremead, Warmington (Agent for Applicant)
- iii) **Mr Craig Boddington** - EN/13/0135/OUT – 14 Lowick Lane, Aldwinckle (Applicant)
- iv) **Cllr Derek Capp** - EN/13/0135/OUT – 14 Lowick Lane, Aldwinckle (District Councillor)
- v) **Mr C Burdett** – EN/13/00195/FUL – 11 Rushmere Close, Islip (Applicant)
- vi) **Mr Rick Andrews** – EN/13/00278/NCC – Oundle Road, Upper Benefield (on behalf of Benefield Parish Council)
- vii) **Mr Jim Haylett** - EN/13/00278/NCC – Oundle Road, Upper Benefield (Objector)

457. 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/12/01368/FUL – Oundle School Playing Field, Glapthorn Road, Oundle (page 760)**

The committee considered an application which requested permission to erect 62 residential dwellings, with associated landscaping, open space and access. The proposal would provide 30% affordable housing and would be built to a density of 25 dwellings per hectare.

An update was supplied to the meeting which outlined additional comments received from the Local Highways Authority and from neighbouring properties. In order to clarify the terms of the planning permission, revisions were made to the following conditions; Condition 3, Condition 4, Condition 16, Condition 27 and Condition 38.

Members were advised that the site had been the subject of extensive pre-application discussions between the developer, ENC officers and ward members. The proposal was noted as being for 62 dwellings rather than 80, as set out in the Rural North Oundle and Thrapston (RNOT) Plan. However, this policy stated that the site could, rather than should, accommodate 80 dwellings. The policy also stated that the site would be brought forward in 2014, but it was considered that by granting permission at this point, the site would be ready for development by 2014.

It was noted that objectors had referred to loss of the playing field, however, when the site had been assessed as being of average quality when a study had been carried out and Sport England had raised no objections.

A number of design concerns had originally been raised by officers, and a meeting had subsequently been held with the developer and ward member to review these. As a result, an additional access to Hillfield Road had been suggested; alleyways from parking bays to back gates had been removed and the play area had been relocated slightly. Regarding access along Blackthorn Road, hedges along this road would be retained, therefore the

number of openings along the road had been kept to a minimum. The design of properties themselves had been deemed acceptable and they tied in with existing properties in the vicinity. It was noted that the Design Officer had raised no issues in this regard.

Section 106 contributions had been agreed with the developer. Oundle Town Council had requested a cycle path along Blackthorn Road, with the need for a path also being put forward as part of the Oundle 2020 plan. These comments were reported on the update sheet, and whilst beneficial in this instance, major constraints along Blackthorn Road would make implementation of such a path difficult. Members were advised that it would be considered unreasonable to add a condition relating to the inclusion of a cycle path. Open space and healthcare contributions had been calculated using the same method as the Herne Road application in order to ensure consistency.

Members noted that should the application be approved, it would virtually reach the figure of houses required for Oundle under the RNOT plan. Members requested further discussion between officers, Oundle Town Council and the Local Highways Authority to consider the requirements of a cycle path in the future. The flood risk and drainage for the site was also discussed and the committee were advised that the Environment Agency were satisfied with the flood risk assessment and findings.

The committee **agreed** to **grant** the application, subject to the completion of a S106 agreement as recommended in the report and the update sheet.

(ii) EN/12/02011/OUT – Garage Block, Acremead, Warmington, PE8 6TP (page 767)

The committee were presented with an outline application which sought permission for the demolition of an existing block of nine garages on site, and the erection of four properties with associated parking, retaining wall and alternative parking provision.

All matters on the application were reserved, though parameters of the dwellings had been submitted to indicate a terrace of four, two-storey properties, each with three bedrooms.

Members considered that that there was no requirement for the properties in their proposed location due to on-going development in the village. Members also registered concern regarding the potential loss of garages at the site.

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

(iii) EN/13/0118/FUL – The Pemberton Centre, H E Bates Way, Rushden, NN10 9YP (page 768)

Members considered an application for the erection of a single storey plant enclosure on the west elevation of the leisure centre. The works, if approved, would also include the insertion of a new floor within the existing building and alterations to the appearance of the south elevation.

An update was provided to members that detailed an updated acoustic report that had been received on 15 March 2013. It was noted that this assessment did not alter the previous comments on the application made by the Senior Environmental Protection Officer. The update also noted the concerns that had been raised in two further letters of objection received.

Members considered that the approval of the application would enable ENC to equip the leisure centre with additional and higher quality sporting equipment that could generate additional income towards ENC's mid-term budgets.

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

(iv) EN/13/00135/OUT – 14 Lowick Lane, Aldwincle, NN14 3EE (page 769)

Members were presented with an outline application requesting permission to erect two, two-storey dwellings with detached garages and a new access. All matters were reserved with the exception of access.

Members recalled that an outline application (EN/12/01579/OUT) for three dwellings had been before them at the Development Control Committee meeting held on 19 December 2013. That application was deferred to the subsequent committee meeting held on 16 January 2013, in order for further information to be supplied regarding settlement boundaries. At that meeting, the application was refused on the grounds of overdevelopment of the site; the density requested being too high and the design of the development being harmful to the character of the village. An update was supplied to members that outlined further comments received from the applicant.

Members noted that the applicant had taken on-board the reason for refusal at the January committee and had returned with an application for one fewer dwelling, which appeared to answer the question of overdevelopment. Members queried whether the site should be considered to be outside the village boundaries.

Some Members expressed support for the Application, and for the grant of planning of permission. A motion to grant planning permission, on the basis that the site was not outside the village Boundary (and so was in accordance with the Policies 1, 9 and 10 of the Core Spatial Strategy), as the development should be permitted to allow the Applicant and his family to return to the village, and as there were long family connections with the village, was moved and seconded.

Members were reminded by the Interim Head of Planning Services, that when determining applications, the starting point had to be the development plan and planning policies of the council, and whether the application accorded with the relevant policies. The next step was to decide whether any other material considerations outweighed the considerations of the development plan. ENC had a strong policy guarding against development outside village boundaries and if members were minded to stray from the policy they needed to provide strong reasons for doing so, and unless these could be articulated, then the policies should be adhered to.

Legal advice was given to remind members that were they were considering the grant of planning permission contrary to the officer recommendation, Member should give summary reasons for such decision.

A motion to refuse the application, in line with the Officer recommendation, was moved and seconded. Members were however advised that the motion to grant permission should be debated first

Members again questioned whether the application site, being part of the existing garden of 14 Lowick Lane, could reasonably be considered to be outside the settlement boundary, and noted that members had previously commented that the committee would look favourably on an application for two properties on the site rather than three.

Members were advised that if they were minded to grant the application, then these should be supported by material planning reasons for doing so; with an explanation as to why members wished to move away from the policies in the recommendation of refusal.

Following further advice, the Mover and Seconder considered their previously stated reasons for grant; they amended these reasons and instead provided that the proposal would not be harmful to the distinct rural character of the site and the open countryside, and would not set a precedent for further unsuitable development as it was historically garden land, part of 14 Lowick Lane, and because of its relationship with existing residential properties; these reasons outweighed the restrictions in Policies 1, 9 and 10 of the Core Spatial Strategy.

The committee **agreed to grant** the application subject to conditions. The precise wording of the decision notice, and the inclusion and wording of the necessary conditions were delegated to the Interim Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member.

(v) EN/13/00195/FUL – 11 Rushmere Close, Islip, NN14 3LG (page 769)

The committee were presented with an application which sought permission for the erection of a detached, dormer style bungalow in the garden area of 11 Rushmere Close.

Members were reminded that an application (EN/12/01052/FUL) for the same site had previously been deferred at a committee meeting held on 5 September 2012, in order for members to undertake a site visit to better appreciate the site constraints and the relationship of the proposal to the surrounding properties. Subsequent to the site visit, the application was refused by the committee at a meeting on 26 September 2012 as a result of the impact on the prevailing character of the road, although members had expressed an interest in a revised application for a smaller dwelling.

The revised application sought to overcome the reasons for the previous refusal, with a reduction in height and width, and removal of the previously proposed garage. The dwelling would also feature two, instead of three, dormer windows.

Members appreciated the applicant's efforts to overcome the previous refusal reasons, and noted the significant lack of objections to the application from neighbouring properties. Having regard to the amendments made to the previous application, members considered that the new proposal was not sufficiently overbearing to justify refusal or likely to have a negative impact on residential amenity of the road

A motion to grant planning permission, contrary to the Officer recommendation was moved and seconded on the basis that the proposed dwelling would not have an unacceptable overbearing impact on the residential amenity of numbers 11 and 13 Rushmere Close, and that the dwelling by virtue of its siting would not appear cramped and confined, and would not have a detrimental impact on the Character of the prevailing built form, and so was in accordance with the Policies in the NPPF, the Core spatial strategy and the Rural North Oundle and Thrapston Plan 2011 referred to in the Officer recommendation.

The committee **agreed to grant** the application, with the wording of the decision notice and the inclusion and wording of the necessary conditions being delegated to the Head of Planning Services in consultation with the Chairman, Vice-Chairman and Ward Member.

(vi) EN/13/00213/EXT – Brookfield Plantation, Gretton Brook Road, Corby (page 770)

Members were presented with an external application that had come before them in accordance with the Scheme of Delegation, due to the possibility of significant implications for the District. The committee noted that ENC were only consultees on the outline application for a Resource Recovery Park, covering an areas of 43.86 hectares

Members considered that as part of comments to be forwarded to Corby Borough Council and thence to Northamptonshire County Council, special mention should be made regarding HGV traffic levels affecting the village of Deene. It was requested that backing should be sought to have weight restrictions placed on the bridge crossing the Willowbrook, just outside the village.

Members also requested that the local planning authority be satisfied that they could manage any odour risks associated with the site, as the site was adjacent to the Rockingham Speedway which was an important tourist facility.

The committee **agreed** that Corby Borough Council be advised that ENC had no objection to the proposal, subject to no objections being raised by other statutory consultees and the inclusion of the comments made by members.

(vii) EN/13/00268/FUL – 12D Rotton Row, Raunds, Wellingborough, NN9 6HU (page 770)

The committee received an application requesting the change of use of an existing building from storage (B8) to residential (C3). Alterations of the building were proposed to form a two-storey dwelling.

The application had previously been considered by committee at the Development Control Committee meeting on 19 December 2012, where it had been approved. A list of minor amendments to the scheme was included in the officer report.

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

(viii) EN/13/00278/NCC – SP9788 OP9078, Oundle Road, Upper Benefield (page 772)

Members were presented with a consultation application for a conservation stone quarry to be located in Upper Benefield. Northamptonshire County Council would be the determining authority for the application itself at a later date, and ENC members were requested to provide comments toward the ENC response to the proposal.

Members registered strong concerns over the proposal, as they considered it would have a negative impact on an attractive area of the district. They further stated that residential amenity would be affected significantly. It was agreed that the proposed response to NCC needed to be strengthened to reflect members' strong objections to the application.

The committee **decided** that NCC be advised that ENC had a strong objection, in principle, to the proposal, because of the impact it would have on traffic, residential amenity and an attractive area of countryside. In addition, the Visual Assessment was considered to be inadequate to assess the impact that the proposal would have on the nearby Conservation Areas and listed buildings. The precise wording of the objection was delegated to the Interim Head of Planning Services in consultation with the Ward Member.

(ix) EN/13/00288/EXT – Priors Hall Site, Kirby Lane, Deene (page 773)

Members were presented with an external application that had come before them in accordance with the Scheme of Delegation, due to the possibility of significant implications for the District.

The application was a variation to an outline planning permission for a mixed use urban extension to Corby. The report requested a response from ENC to the proposal and members' comments were sought on the matter.

Members considered that they had no objection to the proposed variation, but felt that again, there was an opportunity to raise traffic issues relating village of Deene, as requested in the debate to application EN/13/00213/EXT above.

The committee **agreed** that Corby Borough Council be advised that ENC had no objection to the proposal, subject to no objections being raised by other statutory consultees and the inclusion of comments made by members.

458. LYVEDEN NEW BIELD UPDATE

The Executive Director advised members that, following a Judicial Review of the Lyveden New Bield windfarm application, the original decision had been quashed and the three parties involved; ENC; English Heritage and the National Trust had been awarded costs. The developers had 21 days to appeal the ruling at a higher court. If the developer did appeal, then a new public enquiry would automatically be required. A further meeting would be held between ENC, English Heritage and the National Trust to discuss the approach at any possible enquiry.

Chairman

List of Applications Determined By

DEVELOPMENT CONTROL COMMITTEE - 20 March 2013

12/01368/FUL

Date received Date valid Overall Expiry Ward
21 August 2012 25 September 2012 25 December 2012

Applicant **Persimmon Homes East Midlands**

Agent **Mr Martin Bagshaw - John Martin And Associates**

Location **Oundle School Playing Field, Glapthorn Road, Oundle, Northamptonshire.**

Proposal **Residential development for 62 dwellings with associated landscaping, open space and access**

Decision Grant Subject to Section 106 Agreement and the following conditions:-

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 development a scheme for the provision of children's play equipment shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the precise specification of the children's play equipment and the timing of its provision on site. Development shall be carried out in accordance with this scheme.
Reason: To ensure that the needs of children's play are met whilst at the same time as respecting the setting of Herne Lodge.
3. Prior to the commencement of development a scheme for lighting the footpaths and areas of public open space 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 prior to first occupation. This scheme shall include lux and uniformity level.
Reason: In the interests of amenity and crime prevention.
4. Prior to the commencement of development a scheme for the provision of street furniture including litter and dog bins shall be submitted to and approved in writing by the Local Planning Authority. The street furniture shall thereafter be installed and shall be maintained in line with the approved details and prior to the first occupation of the dwellings hereby approved.
Reason: In the interests of amenity and ensuring an appropriate standard of development.
5. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with these details.
Reason: In the interests of crime prevention.

6. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological 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 runoff generated up to and including the 1% critical storm will not exceed the runoff 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 comply with the Wood Hardwick Flood Risk Assessment (reference CSB/KM/E/15871/B4) of January 2013 and contain full detailed design including details of flood controls, cross sections through storage with levels to Ordnance Datum.
Reason: To prevent the increased risk of flooding, both on and off site and in the interests of highway safety.
7. No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.
Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
8. All rear access gates shall be fitted with lockable pad bolts, details of which 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 the approved details and thereafter retained.
Reason: In the interests of crime prevention.
9. Notwithstanding the submitted details, prior to the commencement of development, full details of all boundary screening, including the location, height, design and materials of all boundaries, including those to surround the LEAP and the adjacent pond, shall be submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity.
Reason: To ensure that the appearance of the development is satisfactory and in the interests of crime prevention and child safety.
10. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All planting shall consist of native species only.
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.
11. 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. The development hereby permitted shall be carried out in accordance with the recommendations as set out in sections 5.2, 5.3 and 5.4 of the Ecological Appraisal received by the local planning authority on 4 February 2013. The local planning authority shall be notified once these measures have been put in place.
Reason: In the interests of biodiversity.
13. Notwithstanding the submitted details, prior to the commencement of development, details of the hard surfacing for all pedestrian and vehicular surfaces shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the submitted details and retained in perpetuity.
Reason: In the interests of visual amenity and highway safety.
14. Prior to the commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites shall have been submitted to and agreed in writing by the local planning authority. All works shall be carried out and retained in accordance with the approved details.
Reason: To ensure the precise height of the development can be considered in relation to adjoining dwellings.
15. 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 then approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded.
16. Notwithstanding the submitted details, prior to the commencement of development, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and agreed in writing by the local planning authority and the development shall be implemented in accordance with the details so approved.
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.
17. Prior to the commencement of development, a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the local planning authority in consultation with the Chief Fire Officer, and the provision of fire hydrants shall be made in accordance with the scheme and timetable.
Reason: To ensure a satisfactory form of development.
18. No development shall take place until a schedule of landscape maintenance for a minimum period of ten years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. The development shall thereafter be carried out in accordance with the approved schedule.
Reason: In the interests of visual amenity.

19. 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 protection of trees on site.
20. 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 development. This statement shall be in accordance with BS5837:2012. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the protection of trees on site.
21. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:
- a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - b) A site investigation shall be carried out to fully and effectively characterize the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.
This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.
Reason: To ensure potential risks arising from previous site uses have been fully assessed.
22. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.
Reason: To ensure the proposed remediation plan is appropriate.
23. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.
Reason: To ensure site remediation is carried out to the agreed protocol.
24. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method

Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards.

25. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

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

26. All construction works which cause any noise that is audible at the boundary of the site, or at any such other place as may be agreed with the Council, shall be carried out only between the hours of 7.30am and 6.00pm Mondays to Fridays, 8.00am and 1.00pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interests of residential amenity.

27. Prior to the commencement of the development hereby permitted full engineering, drainage, street lighting and other constructional details of the site accesses and internal streets and ways shall be submitted to and gain the written approval of the local planning authority. The development shall thereafter be laid out and constructed in accordance with such approved details and be completed prior to the first occupation of the first residential unit of the development.

Reason: In the interest of highway safety.

28. Notwithstanding the submitted details, prior to the commencement of development hereby permitted, details of all pedestrian and cycle access points and links shall be submitted to and gain the written approval of the local planning authority. The details shall include layout, construction and lighting. The details, as may be approved shall then be completed prior to the first occupation of the first residential unit of the development.

Reason: In the interest of highway safety.

29. Prior to the commencement of development a Quality Audit which shall be carried out to consider the function, use and practicality of the proposed layout. The Audit shall include:

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

Reason: In the interest of highway safety and to comply with advice in Manual for Streets.

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

- i. Overall strategy for managing environmental impacts which arise during construction;

- ii. Measures to control the emission of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period.
- iv. Hours of construction work for the development;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;
- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. and other similar debris on the adjacent public highways;
- xiv. Routing agreement for construction traffic.
- xv. Storage of plant and materials used in constructing the development;
- xvi. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- xvii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
- xviii. No deliveries shall be made to the site before 9:15am and after 3:00pm on school days.
- xvix. Limits on deliveries to the site at other times on non school days.

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.

- 31. Pedestrian splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular accesses. 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 retained at a height not exceeding 0.6m above carriageway level.

Reason: In the interest of pedestrian safety.

- 32. Vehicular visibility splays of 2.4m (measured from the carriageway channel along the centre line of the access / street) by at least 43.0m in both directions (measured from the centre of the access /junction along the carriageway edge) shall be provided and retained. Any features within the resultant triangular areas shall not exceed 0.9m above carriageway level.

Reason: In the interest of highway safety.

- 33. All single private drives shall be a minimum of 3.0m wide, whilst shared private drives shall be a minimum of 4.5m wide for the first 10 m from the highway (existing or proposed). The area shall be hard paved with no loose surfacing material and have a maximum gradient of 1 in 15 and be retained as such.

Reason: In the interest of highway safety.

- 34. Prior to first use or occupation, the proposed access, parking and turning facilities shall not be provided other than in accordance with the approved plans and shall thereafter

be aside and retained for those purposes.

Reason: In the interest of highway safety.

35. Prior to first use or occupation of the development hereby permitted a positive means of access drainage shall be installed to ensure that surface water from the access or private land does not discharge onto the highway.

Reason: In the interest of highway safety.

36. Notwithstanding the submitted information, prior to the commencement of development, details and samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason: In the interest of visual amenity.

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting that Order), no additional windows other than those shown on the plans hereby approved shall be placed in the side elevations of plots 21 and 23.

Reason: To protect the amenities of the adjoining properties.

38. The development hereby permitted shall be carried out strictly in accordance with the following approved plans

223/095/003E - Proposed site layout received 14 March 2013.

JMA/P148 - Site plan at a scale of 1:2500 received 21 August 2012.

House type 4BFR - Narrow planning drawing received 19 December 2012

2084 - Elevations received 21 August 2012.

C2084-1 - Longleat plans received 19 December 2012.

71P3 - Persimmon drawing plots 13, 14, 45, 46, 47 and 48 received on 21 August 2012.

81P2 - Persimmon drawing plots 15, 16, 49, 50 and 51 received 21 August 2012.

30505_3b5p2s45_KFEF_L (0)09 - Westbury Partnership Affordable House Types R3C (Semi Detached) received 21 August 2012.

30505_3b5p2s45_KFEF_L (0)07 - Westbury Partnership Affordable House Types R3C (Semi Detached) received 21 August 2012.

Bungalow elevations and floor plans received 21 September 2012

C958 - Burleigh received 21 August 2012.

C1408A - 1408 received 21 August 2012.

4B FRF N/S/1 - Persimmon drawing received 21 August 2012.

C1585 - Houghton received 21 August 2012

C663 - Audley received 21 August 2012.

C876 - Blickling received 21 August 2012.

CC940 - Bowood received 21 August 2012.

138A - Plots 52 and 53 received 21 August 2012.

CC/940/S/01 - Bowood side version received 21 August 2012.

30505_3b5p2s45_KFEF_L (0)04 - Westbury Partnership Affordable House Types R3C (Semi Detached) received 21 August 2012.

30505_3b5p2s45_KFEF_L (0)05 - Westbury Partnership Affordable House Types R3C (Semi Detached) received 21 August 2012.

223/095/007 - Tree Retention/Removal Plan received 19 December 2012.

223/095/006B - Proposed street scene received 4 January 2012.

Refuse tracking drawing received 27 February 2013

G1 - Oversized single garage received 14 March 2013.

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

39. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such a time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private 'management and maintenance company' has been established

Reason: In the interests of highway safety.

12/02011/OUT

Date received	Date valid	Overall Expiry	Ward
13 December 2012	21 December 2012	15 February 2013	

Applicant **Spire Homes**

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

Location **Garage Block, Acremead, Warmington, Northamptonshire.**

Proposal **Outline: Demolition of existing garages and erection of 4 properties with associated parking, retaining wall and alternative parking**

Decision Application Refused

Reasons:

1. The proposal relates to the erection of four affordable houses on land beyond the village boundary. Based on the information submitted, it is not considered a convincing case has been made to demonstrate that there is a genuine local need for such housing. As such, the proposal is contrary to policy 14 of the Rural North, Oundle and Thrapston Plan which requires rural exceptions housing to be based on an identified local need.
2. The applicant has failed to demonstrate how the proposed development could be accommodated without having an adverse impact on the character and appearance of the rural setting. As such the proposal is contrary to policy 13 (h) of the North Northamptonshire Core Strategy 2008, Design Supplementary Guidance 2009, Warmington Village Design Statement Supplementary Planning Guidance 2003 and policy 14 of the Rural North, Oundle and Thrapston Plan.
3. Based on the information submitted it is not considered a convincing case has been made to demonstrate that adequate off street parking and on street parking would be provided to offset the loss of the garage and to adequately serve the proposed four dwellings. Furthermore, four of the on street parking spaces would be within the adopted public highway. A convincing case has not been submitted to demonstrate the parking provision could be used without creating additional obstructions within the highway, to the detriment of highway safety. It is therefore considered the proposal is contrary to policy 6 of the Rural North, Oundle and Thrapston Plan which seeks satisfactory parking provision to serve development.
4. The proposed new parking space to the northern side of Acremead, together with the re-siting of the footpath, would be partially located on a designated Open Space/Sport

and Recreational Area and would adversely affect the quality and accessibility of the land, to the detriment of the character and appearance of the area and the enjoyment of the surrounding residents. The proposal would result in the partial loss of the open space with no alternative provision being made, no evidence has been provided to demonstrate there is a surplus of such land and insufficient justification has been provided to demonstrate the loss of part of the open space is justified by the proposed development. Therefore, the proposal is contrary to policy 15 of the Rural North, Oundle and Thrapston Plan and policy 13 (o) of the North Northamptonshire Core Spatial Strategy.

13/00118/FUL

Date received	Date valid	Overall Expiry	Ward
23 January 2013	30 January 2013	27 March 2013	

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

Agent **Gotch, Saunders & SurrIDGE - Mrs Anna McTaggart**

Location **The Pemberton Centre, H E Bates Way, Rushden, Northamptonshire.**

Proposal **Proposed erection of a single storey plant enclosure on the west elevation of the Centre. The works also include the insertion of a new floor within the existing building and alterations to the appearance of the south elevation.**

Decision Application Permitted

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 as specified on drawing ref.no. SK22 Rev.C received by the local Planning Authority on 20.02.2013 unless otherwise agreed in writing by the local planning authority.
Reason: To achieve a satisfactory elevational appearance for the development
3. The development hereby permitted shall be carried out strictly in accordance with the following plans: Location Plan - SK14, Existing Block Plan - SK15, Proposed Block Plan - SK16 Rev.A, Existing Ground Floor Plan - SK05 Rev.A, Existing First Floor Plan - SK06 Rev.A, Existing Elevations - SK12, Proposed External Plant Enclosure - SK17 Rev.A, Proposed Ground Floor Plan - SK18 Rev.B, Proposed First Floor Plan - SK19 Rev.A, Proposed Ground Floor Demolitions Plan - SK20, Proposed Elevations - SK22 Rev.C received by the Local Planning Authority on 23/01/2013, 30/01/2013 and 20/02/2013 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. 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

5. Demolition and construction works (including deliveries to and from the site) shall not be carried out except between the hours of 08:00am -18:00pm Mondays to Fridays, 08:30am - 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.

6. The development hereby permitted shall be carried out in accordance with the recommendations contained within Noise Assessment report received by the Local Planning Authority on 15.03.2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity.

13/00135/OUT

Date received	Date valid	Overall Expiry	Ward
28 January 2013	4 February 2013	1 April 2013	

Applicant **Mr AJ and CE Boddington**

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

Proposal **Outline: Erection of 2 no. two storey dwellings and detached garages with new access (all matters reserved except access)**

Decision Grant, precise wording of conditions and reason for decision delegated to Head of Planning Services in conjunction with the Chairman, Vice-Chairman and Ward Member Cllr Derek Capp. In reaching this decision Members considered Policies 1, 9 and 10 of the Core Spatial Strategy and the recommended reason for refusal. However their view was that the proposal would not be harmful to the rural character of the site and the open countryside as it was garden land and because of its relationship with existing residential properties

13/00195/FUL

Date received	Date valid	Overall Expiry	Ward
5 February 2013	5 February 2013	2 April 2013	

Applicant **Mr And Mrs K Burdett**

Agent **Mr Richard Colson - APC Planning Ltd**

Location **11 Rushmere Close, Islip, Kettering, Northamptonshire.**

Proposal **Erection of dormer style bungalow (Resubmission)**

Decision Grant, precise wording of conditions and reason for decision delegated to Head of Planning Services in conjunction with the Chairman, Vice-Chairman and Ward

Member Cllr Mrs Wendy J Brackenbury. Members view was that due to the amendments that had been made to the scheme it was not sufficiently overbearing to justify refusal and it would not have a harmful effect on residential amenity or the character of the area.

13/00213/EXT

Date received	Date valid	Overall Expiry	Ward
7 February 2013	7 February 2013	28 February 2013	

Applicant **Mr Douglas Wright**

Agent **Corby Borough Council**

Location **Brookfield Plantation Gretton Brook Road, Corby, Northamptonshire**

Proposal **Application 13/00027/OUT - Resource recovery park and associated works**

Decision No Objection (Consultation Response)

Reasons:

1. That Corby Borough Council be advised that East Northamptonshire Council has no objection to the proposed development, subject to no objections to the scheme being raised by the Highways Agency, Local Highway Authority and Natural England and the following comments:
The Local Planning Authority should satisfy itself that the proposed development would not lead to loss of connectivity within the Willow Brook Sub-Regional Green Infrastructure corridor and that it would be supported by the robust mitigation scheme.
 - The Local Planning Authority should satisfy itself that the proposed development would not compromise the delivery of the Rockingham Masterplan.
 - The Local Planning authority should satisfy itself that it would be possible to mitigate odour from the site; particularly having regard to location of the site in close proximity to Rockingham Motor Speedway.

13/00268/FUL

Date received	Date valid	Overall Expiry	Ward
15 February 2013	22 February 2013	19 April 2013	

Applicant **Mr J Kearsley**

Agent **Marric Chartered Surveyors**

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

Proposal **Change of use of existing building from storage (B8) to residential (C3).
Alterations to existing building to form a two storey dwelling.**

The decision to grant planning permission was delegated to the Head of Planning Services following the expiry of the statutory consultation period (9 April 2013), subject to no adverse

comments being received.

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 all elevations 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 15 February 2013, 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: Site Layout Plan dated 3/12/12 received by the Local Planning Authority on 15/02/13 and "Proposed Revised Scheme Rev A" received by the Local Planning Authority on 04/03/13

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

13/00278/NCC

Date received	Date valid	Overall Expiry	Ward
18 February 2013	18 February 2013	11 March 2013	

Applicant **Churchfield Stone Ltd**

Agent **Northamptonshire County Council**

Location **SP9788 OP9078, Oundle Road, Upper Benefield, Northamptonshire.**

Proposal **Conservation stone quarry to extract Blisworth Limestone (Oundle variety) Blockstone, Flagstone and Large Walling Stone at Stone Pits Quarry**

Decision That NCC be advised that ENC has a strong objection, in principle, to the proposal because of the impact it would have on traffic, residential amenity and an attractive area of countryside. In addition, the Visual Assessment is inadequate to assess the impact that the proposal would have on the nearby Conservation Areas and listed buildings. Precise wording of the objection delegated to Head of Planning Services and Ward Member Cllr Mr Philip Stearn.

13/00288/EXT

Date received	Date valid	Overall Expiry	Ward
18 February 2013	18 February 2013	11 March 2013	

Applicant **Bela Partnership Ltd**

Agent **Corby Borough Council - Mr W Cattell**

Location **Priors Hall Site, Kirby Lane, Deene, Northamptonshire.**

Proposal **Variation to condition 4 of 04/00240/OUT: Mixed use urban extension.**

Decision No Objection (Consultation Response)