

DEVELOPMENT CONTROL COMMITTEE

Date: 1 May 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Roger Glithero	Ron Pinnock
Glenn Harwood MBE	David Read
Marika Hillson	Phillip Stearn
Barbara Jenney	Jeremy Taylor
Andy Mercer	Robin Underwood
Bob Nightingale	Peter Wathen
Brian Northall	

510. MINUTES

The minutes of the meeting held on 10 April 2013 were approved and signed by the Chairman subject to the inclusion of the additional condition requested as part of application EN/12/01993/FUL.

511. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Wendy Brackenbury, Dudley Hughes JP and Anna Sauntson.

512. 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	Slip Clay Pit Landfill Site, Kingscliffe
EN/12/01614/FUL	Herne Road, Oundle
EN/12/00135/OUT	14 Lowick Lane, Aldwincle
EN/13/00195/FUL	11 Rushmere Close, Islip
EN/13/00278/NCC	Oundle Road, Upper Benefield (Quarry consultation)
EN/12/01993/FUL	Chelveston Energy Park (Solar Farm)

RESOLVED:

That the contents of the report be noted.

513. 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, which requested an extension of time for the finalisation of the section 106 agreement for the following application:-

EN/11/01234/FUL – extension of time until 7 June 2013

RESOLVED:

1. That the contents of the report be noted.
2. That the time extension for the finalisation of the section 106 agreement for application EN/11/01234/FUL until 7 June 2013 be approved.

514. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor Roger Glithero declared a personal interest in application EN/12/01519/FUL as he knew both the applicant and the site concerned.

(b) Informal Site Visits

Councillors Bob Nightingale, Marika Hillson and Brian Northall declared informal site visits to EN/13/00129/FUL – 87a Addington Road, Irthlingborough.

Councillor Robin Underwood declared an informal site visit to EN/13/00188/FUL – 192 Avenue Road, Rushden.

515. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Mr Barry Nicholls** – EN/10/00919/OUT – Garages 1 to 6, behind 2 and 4 The Crescent, Easton-on-the-Hill (Agent for Applicant)
- ii) **Mr Simon Singlehurst** – EN/12/01519/FUL – New Lodge Farm, Laxton Road, Bulwick (Applicant)
- iii) **Cllr David Jenney** – EN/13/00188/FUL – 192 Avenue Road, Rushden (on behalf of Rushden Town Council)

516. 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/10/00919/OUT – Garages 1-16, behind 2 and 4 The Crescent, Easton-on-the-Hill (page 819)

The Committee were presented with an outline application which sought permission for the demolition of 15 garages on the site and the erection of two dwellings with associated parking. The proposal submitted illustrated two, three-bedroom semi-detached dwellings which would provide affordable housing for the location.

The Committee considered that there was not a convincing case submitted for affordable housing on the site. It was also noted that previous similar applications from the applicant had been for garage locations where the garages were in a state of disrepair, but this was not the case at the proposed site.

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

ii) EN/12/0159/FUL – New Lodge Farm, Laxton Road, Bulwick, NN17 3DU (page 820)

Members received an application which sought permission for the provision of a touring caravan park catering for up to 52 caravans, and the conversion of disused cattle sheds on the site to provide ancillary facilities including showers, toilets, laundry and food preparation facilities. The site would be accessed from the A43, therefore avoiding the villages of Laxton and Bulwick.

An update was supplied to the meeting that detailed an additional condition relating to the Ecological and Protected Species Survey, as well as providing clarification on the layout of the site.

The Committee wholeheartedly endorsed the application, noting that it would provide much needed employment for the North of the district. It was further noted that the proposal would encourage tourism to the area and would also be of benefit to surrounding businesses.

The committee **agreed to grant** the application as recommended in the report, subject to the additional condition listed on the update sheet.

iii) EN/13/00129/FUL – 87a Addington Road, Irthlingborough, NN9 5UP (page 822)

An application was presented to members that sought permission for a new vehicular access, turning space and dropped kerb. An application, EN/10/01122/FUL, had previously been before the Committee in March 2011 where it was refused due to visibility issues.

Additional information, in the form of photographs of the site and surroundings, was supplied to the meeting by Councillor Brian Northall. Members discussed the application at length, particularly with regard to highway safety concerns surrounding visibility of the access from the road.

Deferral of the application to undertake further consultation with Highway Authority was suggested by members of the Committee, however, after further discussion the Committee elected not to defer and voted to grant the application.

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

iv) EN/13/00133/FUL – 49 East Street, Stanwick, NN9 6PX (page 823)

The Committee considered an application which sought permission for the erection of a single, two-storey dwelling with double garage and improvement to the existing access. Planning permission had previously been granted for the dwelling as part of an outline application.

Members raised a slight concern regarding the removal of trees from the site and requested the addition of a condition to ensure no further trees were removed from the site other than those identified in submitted drawings.

The committee **agreed to grant** the application as recommended in the report, subject to the amendment to Condition 15 included on the update sheet and additional condition noted above.

v) EN/13/0188/FUL - 192 Avenue Road, Rushden, NN10 0SW (page 825)

An application was presented to members that sought permission to erect a new double garage with ancillary living accommodation above it.

An update was supplied to the meeting which detailed additional comments received from neighbours and the officer response to these. Also included were additional comments from the Highways Authority in addition to a further condition, imposed to remove permitted development rights for any additional windows or alterations for the proposed garage.

Members queried whether the garage could have been allowed under permitted development rights. They were advised by officers that as the building would be two storeys, it required planning permission.

The committee **agreed to grant** the application as recommended in the report, subject to the additional condition listed on the update sheet.

vi) EN/13/00457/FUL & EN/13/00458/LBC - Home Farm Cart-shed, Ashton Wold, Ashton (page 827)

The Committee were presented with two applications relating to the same site, which were taken into consideration together.

The first application sought permission for the conversion of a former cart-shed into a two storey holiday let property. A self-supported steel frame would be erected within the existing timber structure to create the three bedroom property. Additionally, a new access path would be created alongside two parking spaces and oil storage.

An update was received detailing additional comments from the Wildlife Trust and three further letters of support for the proposal. An amendment to Condition 8 to cover the comments from the Wildlife Trust was also outlined.

Members again considered that the application would be of benefit to the district in terms of additional tourism. It was considered that ENC should adopt a generic policy so that applications similar in nature to the one before them should be defaulted to grant instead of coming before committee.

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

vii) EN/13/00508/AMD - 85 Main Road Collyweston, Stamford, PE9 3PQ (page 830)

Members were presented with an application for a non-material amendment pursuant to planning permission EN/07/02301/FUL, seeking permission for the installation of an obscure glazed window to plots one and two as well as the installation roof lights to the same plots.

An update was supplied to the meeting detailing amendments to the recommendation in the officer report.

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

Chairman

**List of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 1 May 2013**

10/00919/OUT

Date received Date valid Overall Expiry Ward
12 May 2010 25 May 2010 20 July 2010

Applicant **Spire Homes**

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

Location **Garages 1 To 16 Behind 2 And 4, The Crescent, Easton On The Hill,
Northamptonshire.**

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

Decision **Application Refused**

Conditions/Reasons:

1. The proposal relates to the erection of two 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 at this location. 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 village and surrounding countryside. As such the proposal is contrary to policy 13 (h) of the North Northamptonshire Core Strategy 2008, Design Supplementary Guidance 2009 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 would be provided to offset the loss of the garages and to adequately serve the proposed two dwellings. A convincing case has not been submitted to demonstrate the parking provision could be achieved 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.

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

Applicant **Mr S Singlehurst**

Agent **Paul Bancroft Architects**

Location **New Lodge Farm, Laxton Road, Bulwick, Northamptonshire.**

Proposal **New touring caravan park and the conversion of disused cattle sheds for its ancillary facilities**

Decision **Application Permitted**

Conditions/Reasons:

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

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out strictly in accordance with the following approved plans: 1:2500 Site Location Plan, Drawing 984/03 Rev C Proposed Internal Entrance Arrangement, Drawing 984-07 Proposed Site Layout, Drawing 984-09 Ancillary Building Plan and Elevations. This permission does not convey approval for the warden controlled temporary accommodation which has been omitted by the scheme, as confirmed by the Agent's letter received 10th April 2013.

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

3. The use hereby permitted shall operate in accordance with the following:

- the accommodation shall be limited to the 52 touring caravan pitches as shown on the approved plans and the area designated for camping; no other areas of the site shall be used to for the siting of tourist accommodation;
- the use shall only take place between 1st March and 31st October inclusive;
- the touring units shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place or residence
- no static caravans shall be placed on the site;
- the owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual touring caravan units on the site, the length of stay on the site and their main home address; this information shall be made available on the request of the Local Planning Authority;
- the storage of touring units shall be limited to the secure parking area and this area shall not be used to provide accommodation.

Reason: In order to clarify the terms of planning permission and to ensure the use remains compatible with the countryside location.

4. No development shall take place until details of all boundary treatment have been submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details, and the boundary treatment shall be in place prior to the first use of the touring caravan site and shall

thereafter be retained.

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

5. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) existing trees, hedges or other soft features to be retained
- b) planting plans, including specifications of species, sizes, planting centres number and percentage mix
- c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- d) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- e) location of service runs
- f) management and maintenance details

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

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

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

7. Before development commences details of all hard surface treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the caravan park hereby approved and shall thereafter be retained.

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

8. The development hereby approved shall be carried out using the materials as specified in the application for the works to the barn.

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

9. Notwithstanding any details submitted and prior to the commencement of development details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details prior to the first use of the caravan park hereby approved.

Reason: To ensure that the appearance of the development is satisfactory and to minimise the impact on bats.

10. No development shall commence until precise details of a scheme for the provision and maintenance of foul water drainage, treatment and disposal have been submitted to and approved in writing by the Local Planning Authority and there shall be no occupation until the scheme is carried out and operational in accordance with the details so approved. The scheme shall be maintained thereafter in accordance with the approved scheme.

Reason: To reduce the risk of pollution.

11. 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 the features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 141.

12. The development hereby approved shall be carried out in accordance with the measures set out in the Ecological and Protected Species Survey undertaken by Philip Irving dated February 2013.

Reason: To safeguard protected species.

13/00129/FUL

Date received	Date valid	Overall Expiry	Ward
25 January 2013	25 January 2013	22 March 2013	

Applicant **Mr & Mrs K Pawlowski**

Agent **MWS Design - Mr Mark Shrive**

Location **87A Addington Road, Irthlingborough, Wellingborough, Northamptonshire.**

Proposal **Proposed new vehicular driveway**

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 commencement of the construction of the vehicular access the hedge along the existing embankment highway verge shall be removed and the site cleared back with ground level lowered, as indicated on plan 4E (received 20th March 2013).
Reason: In the interest of highway safety and residential amenity.
3. All planting, comprised in the approved details of landscaping (detailed on plan 4E received 20th March 2013) shall be carried out in the first planting season following the verge clearance. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
4. The works hereby permitted shall be carried out strictly in accordance with the approved plans (1 and 2B received 25th January 2013 and 4E received on 20th March 2013).

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

13/00133/FUL

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

Applicant **Mr Colin Watkins**

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

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

Proposal **Erection of a single dwelling and garage, including improvements to the existing access**

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 garage hereby approved shall be constructed according to the slab level details as shown on plan ref: 12-055-07.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
3. Notwithstanding the submitted details, pedestrian visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.
Reason: In the interest of highway safety.
4. Before the dwelling hereby permitted is first brought into occupation, all W/C windows 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.
5. Notwithstanding the submitted details and before any work is commenced on the development hereby permitted, details of the means of drainage to prevent the discharge of surface water onto the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. The drainage facilities shall thereafter be implemented in accordance with the details so approved, before the first occupation of the dwelling.
Reason: In the interest of highway safety.

6. 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.
7. The boundary screening, including the retention of the section of existing Hawthorne hedge, for the north and east boundary of the site shall be carried out in accordance with the details on plan ref: 12/055-07A.
Reason: To clarify the terms of this permission and to ensure that an appropriate type of screening is used.
8. Before commencement of the development hereby permitted, details and samples of all external roofing and facing materials (including windows and doors) to be used for the construction of the dwelling shall have been submitted to and approved in writing by the Local Planning Authority. The materials for the garage shall match those of the dwellings hereby approved. The development shall thereafter be implemented in accordance with the approved details
Reason: To achieve a satisfactory appearance for the development.
9. Prior to the occupation of the dwellings hereby permitted, a copy of the Final Certificate (or any replacement for this) shall be provided to the local planning authority to demonstrate that the unit has been constructed to achieve a minimum under the Code for Sustainable Home of Code Level 3, the relevant BREEM and Code for Sustainable Home Level, and any replacement standards, in accordance with the submitted Sustainability and Energy Efficiency Statement, 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 NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
10. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.
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 building(s) hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be implemented in accordance with the approved 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 NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
12. Before the development hereby permitted is commenced, details of the construction and materials to be used for the temporary surfacing of the vehicular access within the site shall have been submitted to and approved by the Local Planning Authority. These facilities shall then be provided in accordance with the approved details before

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

Reason: In the interest of highway safety and to prevent noise disturbance.

13. The vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the rear of the highway boundary (back of footway) and shall be a minimum width of 4.5 metres for a distance of 10 metres from the rear of the highway boundary. Prior to the first occupation of the development hereby permitted this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.

Reason: In the interest of highway safety.

14. Notwithstanding the submitted details, the two parking spaces shown on plan 12-055-07a shall be retained and maintained in a serviceable manner in perpetuity for the sole use of the occupier of the dwelling hereby permitted

Reason: To prevent the need to park on East Road in the interest of highway safety.

15. The garage hereby permitted shall be used for domestic purposes only ancillary to the occupation of the single family dwelling within the curtilage of which it is located.

Reason: In order to safeguard the amenity of adjacent residential properties.

16. The works hereby permitted shall be carried out strictly in accordance with the approved plans (12-055-06, 12-055-07a, 12-055-05, received 01/02/13 and 12/01/13) unless otherwise agreed in writing by the local planning authority.

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

17. No trees shall be removed from the site as part of the development other than those identified for removal on approved planning drawings.

Reason: In the interest of visual amenity.

13/00188/FUL

Date received	Date valid	Overall Expiry	Ward
4 February 2013	13 February 2013	10 April 2013	

Applicant **Mr Aldo Bosco**

Agent **Mr Edward Gray**

Location **192 Avenue Road, Rushden, Northamptonshire, NN10 0SW.**

Proposal **Proposed new double garage with living accommodation above**

Decision **Application Permitted**

Conditions/Reasons:

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

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

2. The development the subject of this planning permission shall be carried out using external materials matching those of the existing dwelling, unless otherwise agreed in writing by the local planning authority
Reason: To achieve a satisfactory elevational appearance for the development.
3. Prior to the commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finish floor levels and floor slab levels of the development and the existing dwelling at No.192 Avenue Road have been submitted to and approved in writing by the local planning authority. All works shall be retained and carried out in accordance with the approved plans.
Reason: To ensure that the precise height of the development can be considered in relation to the main dwelling to which it will serve.
4. The living accommodation hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at No.192 Avenue Road, and shall not be used as a separate dwelling unit.
Reason: The formation of a separate dwelling would be unacceptable in this location.
5. The garage hereby approved shall be permanently retained for the parking of vehicles of residents / occupiers of the approved scheme and the existing dwelling, and shall not be used for any other purpose
Reason: In the interests of highway safety and to clarify the terms of this permission.
6. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 5 March 2013 and 18 March 2013, drawing numbers: AB01B Site location plan, ABG-P-02B Proposed plans, ABG-P-03B Proposed elevations and ABG-P-04B Block plans, 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.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations:
 - i) Any maintenance, improvement or other alteration to the garage hereby permitted (as detailed in Schedule 2, Part 1, Class E).
Reason: To ensure that the local planning authority retains control over the future extension and alteration of the development, in the interests of visual amenity and in the interests of neighbouring amenity and in order to control future development.

Date received	Date valid	Overall Expiry	Ward
20 March 2013	20 March 2013	15 May 2013	

Applicant **OHL Ltd**

Agent **David Jackson**

Location **Home Farm Cartshed, Ashton Wold, Ashton, Northamptonshire.**

Proposal **Erection of fully self supported steel frame within existing timber frame building to create a fully self contained three no. bedroom holiday let property. Form new opening in existing frame for new window, insert two no. eyebrow windows into roof to rear of property, with new access path, two gravel car parking spaces and oil storage system.**

Decision **Application Permitted**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification) there shall be no development within Part 1 or Part 2 of Schedule 2 to that order
Reason: To prevent alterations that could result in an adverse impact upon the simple character and appearance of the building
3. There shall be no discharge of foul or contaminated drainage from the site onto any surface waters, whether direct or via soakaways.
Reason: To prevent pollution of the water environment.
4. Prior to the commencement of works, drawings at a scale of 1:20, for all joinery shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting.
5. All disturbed external and internal surfaces shall be made good to match the existing building.
Reason: To preserve the character and appearance of the listed building.
6. Prior to commencement of works, details and position of all new external pipework including all rainwater goods (to be of cast iron), flues, soil and overflow pipes shall be submitted to and approved in writing by the local planning authority and thereafter retained and maintained in perpetuity. The finish for the flue hereby permitted shall be of a muted colour.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting

7. Notwithstanding the submitted information, prior to the commencement of works, a schedule of works which shall include, but not be limited to, the methods of construction, foundation treatments and the method of fixing the new inner skin to the existing cartshed, shall be submitted to and approved in writing by the local planning authority, and the works thereafter shall be retained as such unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting.
8. The development shall be carried out in accordance with the mitigation measures contained in the Protected Species Survey October 2008, as updated by the Protected Species Survey dated 18 February 2013.
Reason: In the interests of safeguarding the ecological interests on the site.
9. In accordance with the submitted details the glazing panels to the front (west) elevation shall be fitted with non-reflective, matte finish glass and sectional details of all windows shall be submitted to and approved by the local planning authority. The windows shall be retained in the agreed manner in perpetuity.
Reason: In the interests of character and appearance of the listed building.
10. The works hereby permitted shall be carried out strictly in accordance with the following approved plans: 546/02A, 546/03, 546-01A received by the Local Planning Authority on 03/04/13.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

13/00458/LBC

Date received	Date valid	Overall Expiry	Ward
20 March 2013	20 March 2013	15 May 2013	

Applicant **OHL Ltd**

Agent **David Jackson**

Location **Home Farm Cartshed, Ashton Wold, Ashton, Northamptonshire.**

Proposal **Erection of fully self supported steel frame within existing timber frame building to create a fully self contained three no. bedroom holiday let property. Form new opening in existing frame for new window, insert two no. eyebrow windows into roof to rear of property, with new access path, two gravel car parking spaces and oil storage system.**

Decision **Application Permitted**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification) there shall be no development within Part 1 or Part 2 of Schedule 2 to that order.
Reason: To prevent alterations that could result in an adverse impact upon the simple character and appearance of the building
3. There shall be no discharge of foul or contaminated drainage from the site onto any surface waters, whether direct or via soakaways. Trade effluent shall not be discharged to surface waters.
Reason: To prevent pollution of the water environment.
4. Prior to the commencement of works, drawings at a scale of 1:20, for all joinery shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting.
5. All disturbed external and internal surfaces shall be made good to match the existing building.
Reason: To preserve the character and appearance of the listed building.
6. Prior to commencement of works, details and position of all new external pipework including all rainwater goods (to be of cast iron), flues, soil and overflow pipes shall be submitted to and approved in writing by the local planning authority and thereafter retained and maintained in perpetuity. The finish for the flue hereby permitted shall be of a muted colour.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting
7. Notwithstanding the submitted information, prior to the commencement of works, a schedule of works which shall include, but not be limited to, the methods of construction, foundation treatments and the method of fixing the new inner skin to the existing cartshed, shall be submitted to and approved in writing by the local planning authority, and the works thereafter shall be retained as such unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed building and its setting.
8. The development shall be carried out in accordance with the mitigation measures contained in the Protected Species Survey October 2008, as updated by the Protected Species Survey dated 18 February 2013.
Reason: In the interests of safeguarding the ecological interests on the site.
8. In accordance with the submitted details the glazing panels to the front (west) elevation shall be fitted with non-reflective, matte finish glass and sectional details of all windows shall be submitted to and approved by the local planning authority. The windows shall be retained in the agreed manner in perpetuity.
Reason: In the interests of character and appearance of the listed building.
9. The works hereby permitted shall be carried out strictly in accordance with the following approved plans: 546/02A, 546/03, 546-01A received by the Local Planning Authority on 03/04/13.
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
27 March 2013 27 March 2013 24 April 2013

Applicant **G P Construction And Development Ltd - Mr G Allmand**

Agent **Mr R Boor**

Location **85 Main Road, Collyweston, Stamford, Northamptonshire.**

Proposal **Non material amendment: installation of additional obscure glazed en suite window in south west elevation to plot 1 and 2, to carry out loft conversion including installation of rooflights in rear roof slope to plot 1 and 2 pursuant to planning permissions EN/07/02301/FUL dated 27.3.08 -Two detached dwellings each with double garages, new vehicular access and associated works**

Decision **Application Permitted**

Conditions/Reasons:

1. This decision is permission for a Non Material Amendment to planning permission reference 07/02301/FUL, forms part of that permission and should be read in conjunction with it; except for the amendments to permission reference 07/02301/FUL and any conditions and limitations to it specified in this notice, permission reference 07/02301/FUL remains in full force and effect. For the avoidance of doubt this notice does not constitute a separate planning permission.
2. This decision relates to drawings received by the local planning authority on 27 March 2013, drawing numbers: ALL/07/0255/2 Elevations as approved, ALL/07/0255-02A Elevations as amended, ALL/07/0255-1B Ground floor and first floor plans, 3343-9 2nd floor plot 2 and 3372-11 Second floor plot 1.



UPDATE REPORT AND POST-COMMITTEE ACTION SHEET
DEVELOPMENT CONTROL COMMITTEE – 1 May 2013
INDEX OF APPLICATIONS FOR CONSIDERATION

Case Ref. No. and Page No.	Location	Officers Rec.
<p>10/00919/OUT</p> <p>Page 2</p>	<p>Garages 1 to 16 behind 2 and 4 The Crescent, Easton on the Hill</p> <p>Update</p> <p>Refuse as per officer report. Decision can be issued.</p>	<p>Refuse</p>
<p>12/01519/FUL</p> <p>Page 8</p>	<p>New Lodge Farm, Laxton Road, Bulwick</p> <p>Update</p> <p>Layout clarification Drawing 984-07 includes the positions of disabled plots, recycling points and waste points. This drawing is listed in condition 2. Space standards between plots will be controlled by the relevant licencing regime; however, the indicative positioning of caravans as shown on 984-07 show separation distances to be in excess of the 6 metre Caravan Club standard.</p> <p>Bats Officers have applied the Natural England Standing Advice on bats and taken into account the submitted Protected Species Survey. The standing advice advises that where mitigation is to be provided, which is appropriate and proportionate to the scale of impact, permission may be granted subject to appropriate conditions including a detailed mitigation strategy.</p> <p>Additional condition <i>The development hereby approved shall be carried out in accordance with the measures set out in the Ecological and Protected Species Survey undertaken by Philip Irving dated February 2013.</i> <i>Reason: To safeguard protected species.</i></p>	<p>Grant</p>

	Grant as per report and update sheet. Return file to MJ to insert additional condition above.	
13/00129/FUL Page 18	87a Addington Road, Irthlingborough Update Councillor Northall has provided additional information. This will be displayed during the committee meeting. Town Council comments: No objections providing highways are satisfied. Grant as per report. Decision can be issued	Grant
13/00133/FUL Page 23	49 East Street Stanwick Update <u>Amendment to condition 15 (for clarification)</u> Condition 15 should be amended to read: <i>"The <u>garage</u> hereby permitted shall be used for domestic purposes only, ancillary to the occupation of the single family dwelling within the curtilage of which it is located".</i> Grant as per report and update sheet subject to an additional condition to ensure no trees are removed other than those identified on the submitted drawings. Return file to SH/AB	Grant
13/00188/FUL Page 29	192 Avenue Road, Rushden Update Comments received from neighbouring property can be summarised as: <ul style="list-style-type: none"> • According to section 7.4.2 of the committee report there would be a window which overlooks a neighbouring property which was not on the originally submitted plan. The statement in the report that this would not overlook is incorrect. • The neighbouring garage has been used to set a precedent. This garage is sited a significant distance from the road, has no accommodation above and does not overlook any existing properties. • The proposal would result in an overbearing impact. The proposed garage should be located to the rear of the plot in keeping with other sites. Officer response <ul style="list-style-type: none"> • The window referred to in paragraph 7.4.2 of the committee report serves a non-habitable room window and therefore would not result in any undue overlooking. It is therefore unreasonable to request that this window be omitted or that it be 1.7 metres above floor level. 	Grant

	<ul style="list-style-type: none"> • The neighbouring property has not been used to set a precedent, and this application has been determined on its individual merits. • Paragraph 7.4.3 of the committee report covers the issue of overbearing impact. • The Council has to determine the scheme that is presented to it and cannot determine whether alternative proposals would be more acceptable. <p>Local Highway Authority comments can be summarised as:</p> <ul style="list-style-type: none"> • The highway standards and planning conditions set out in the NCC document ‘Highway Authority Standing Advice’ shall be applied to this application. <p>The Town Council has objected to the proposed development stating that if permission is granted development rights should be removed. It is therefore recommended that the following condition be added to remove rights for any additional windows or alterations for the proposed garage:</p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations:</i></p> <p>i) <i>Any maintenance, improvement or other alteration to the garage hereby permitted (as detailed in Schedule 2, Part 1, Class E).</i></p> <p><i>Reason: To ensure that the local planning authority retains control over the future extension and alteration of the development, in the interests of visual amenity, in the interests of neighbouring amenity and in order to control future development.</i></p> <p>Class E of the Order sets out what alterations and additions can be carried out within the curtilage of a dwelling house. Officers have considered removing the permitted development rights for all new structures generally permitted under this Class; however, the plot is large and therefore officers are of the view that to remove the permitted development rights as per Schedule 2, Part 1, Class E of the Town and Country (General Permitted Development) Order 1995 would be unreasonable. The above recommended condition would ensure that no extensions or alterations could take place to the proposed garage without the written approval of the local planning authority.</p> <p>Grant as per report and update sheet. Decision can be issued</p>	
<p>13/00457/FUL and 13/00458/LBC</p> <p>Page 34 and 41</p>	<p>Home Farm Cartshed, Ashton Wold, Ashton</p> <p>Update</p> <p><u>Comments from the Wildlife Trust</u> The submitted updated “Protected Species Survey” dated 18 February 2013 has been reviewed and found to be acceptable. Advise that the recommendations therein are secured by planning condition.</p>	<p>Grant</p>

	<p><u>Amendment to recommended condition 8 (to cover the Wildlife Trust's comments above)</u> Condition 8 on both applications should be amended to read: <i>"The development shall be carried out in accordance with the mitigation measures contained in the Protected Species Survey October 2008, as updated by the Protected Species Survey dated 18 February 2013".</i></p> <p><u>Additional letters of support</u> A further 3 letters have been received offering support for the proposals (two from associates of the Ashton Estate Management Company (Quartet) and one from a curator of the National Trust who had been liaising with the Estate Management Company about the proposed conversion). These letters raise the following points:</p> <ul style="list-style-type: none"> • Give usefulness to a redundant building and enjoyment to many people • Ensure future maintenance • Reduce risk of arson • Generate local jobs and tourism interest in the estate • The National Trust supports the conversion and have been advising on detailing • Challenge English Heritage's assumption about the association of the Cart Hovel with Home Farm • The harm to the setting of Home Farm would be minimal as there are no direct views • The Senior Conservation Officer's views are only an opinion • Conservation Officers' philosophy tends to be preservation in aspic • Few if any people ever visit the cart hovel for its aesthetic qualities • The "building within a building" preserves the structure rather than destroying it or causing substantial harm. • The building is currently used for storing farm machinery and this blocks the open architecture <p><u>Additions to the "Reason for Decision" informative</u> It is recommended that informative no.1 be amended to include reference to para 134 of NPPF and to make specific reference to the impact on the setting of the adjacent grade 2* listed farm complex.</p> <p>Grant as per report and update sheet. Decision can be issued</p>	
<p>13/00508/AMD</p> <p>Page 48</p>	<p>85 Main Road, Collyweston</p> <p>Update</p> <p>Amendment to recommendation at 8.1 to read:</p> <p><i>That the Non-Material Amendment be GRANTED</i></p> <p>Informative 2 should be amended to read:</p> <p><i>This decision relates to drawings received by the local planning authority on 27 March 2013, drawing numbers:</i></p>	<p>Grant</p>

	<p><i>ALL/07/0255/2 Elevations as approved, ALL/07/0255-02A Elevations as amended, <u>ALL/07/0255-1B Ground floor and first floor plans, 3343-9 2nd floor plot 2 and 3372-11 Second floor plot 1.</u></i></p> <p>A full report is available at www.east-northamptonshire.gov.uk</p> <p><u>Planning history</u></p> <p>Application 07/02301/FUL was submitted to the local planning authority, which sought approval for two detached dwellings. This application was refused for the following reasons:</p> <p>‘The proposed buildings, by nature of their scale and massing considered in conjunction with the raised site level would result in an overly prominent and visually obtrusive form of development; as such the proposal is contrary to policy GS5 of the Northamptonshire County Structure Plan 2001, policy GEN2 of the adopted East Northamptonshire District Local Plan 1996 and the design principles set out within Planning Policy Statement 1 - Delivering Sustainable Development’.</p> <p>‘The proposed buildings, by nature of their scale, siting and relationship with the adjacent bungalow (number 83A) particularly given their relative southern orientation would result in an unacceptable overbearing and overshadowing impact to neighbouring occupants; as such the proposal is contrary to the spirit of Planning Policy Statements 1 and 3 which seek to improve the built environment for people’.</p> <p>‘The proposed development, by nature of its design, particularly through the siting of large garages uncharacteristic of the nearby traditional properties fails to maximise the opportunity for enhancing the streetscene and would appear visually obtrusive; as such the proposal is contrary to policy GS5 of the Northamptonshire County Structure Plan 2001, policy GEN2 of the adopted East Northamptonshire District Local Plan 1996 and the design principles set out within Planning Policy Statement 1 - Delivering Sustainable Development’.</p> <p>The two dwellings were allowed at appeal and are now almost complete. This current application is seeking a non-material amendment to planning permission 07/02301/FUL for the details identified at paragraph 2.2 of the committee report.</p> <p>Grant as per report and update sheet. Decision can be issued</p>	
Agenda Item 4	<p>EN/11/01234/FUL Sainsbury's - Thrapston.</p> <p>An extension is requested until Friday 7th June to allow additional time to finalise the wording and circulate amongst the various parties.</p> <p>Agreed</p>	