

# DEVELOPMENT CONTROL COMMITTEE

Date: 12 June 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

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

## 41. MINUTES

The minutes of the meeting held on 22 May 2013 were approved and signed by the Chairman.

## 42. APOLOGIES FOR ABSENCE

An apology was received from Councillor Glenn Harwood MBE.

## 43. 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,
EN/12/01078/FUL	Addington Road, Ringstead

### RESOLVED:

That the contents of the report be noted.

## 44. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, the Head of Planning Services submitted a report detailing progress with regard to the drafting of S106 agreements in respect of matters where the committee had previously resolved to grant planning permission, subject to the prior finalisation of such an agreement.

The committee consented to the extension of time for one agreement (EN/07/00062/OUT) until 7 July 2013.

**RESOLVED:**

1. That the contents of the report be noted.
2. That consent be given to extend the time limit for one agreement (EN/07/00062/OUT) until 7 July 2013.

**45. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS**

**a) Declarations of Interest**

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

<b>Councillors</b>	<b>Applications</b>	<b>Nature of Interest</b>	<b>DPI</b>	<b>Other Interest</b>
Wendy Brackenbury, Dudley Hughes JP and Andy Mercer	EN/13/00826/NCC	Member of Northamptonshire County Council		<b>Yes</b>
Ron Pinnock and Anna Sauntson	EN/13/00413/VAR	Has an association with the Secretary of a charitable trust that uses the site		<b>Yes</b>

**b) Informal Site Visits**

Councillors Bob Nightingale and Marika Hillson both indicated that they had visited the site at the rear of Green Close, Wellingborough Road, Irthlingborough (EN/13/00077/OUT) earlier that day.

Councillor Derek Capp stated that he was familiar with the sites of Little Orchard and The Red Lion on Peterborough Road, Warmington (EN/13/00004/FUL and EN/13/00257/OUT).

Councillor Ron Pinnock indicated that he had visited the site at 88A to 116 High Street South, Rushden prior to the meeting.

**46. PUBLIC SPEAKERS**

The following people spoke on the items as indicated: -

- i) Mr Andrew Wintersgill** - EN/13/00077/OUT – Rear of Green Close, Wellingborough Road, Irthlingborough (Agent for Applicant)
- ii) Mr Franco Montecalvo** – EN/12/00257/OUT – The Red Lion, Peterborough Road, Warmington, Peterborough, Northamptonshire (Agent for Applicant)
- iii) Mr Derek Eggleton** – EN/13/00413/VAR – 144 Northampton Road, Rushden, Northamptonshire (Applicant)

#### **47. 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) 13/00077/OUT – Rear of Green Close, Wellingborough Road, Irthlingborough, Northamptonshire (page 36)**

The committee considered a report requesting outline permission for the erection of up to 60 houses, public open space and associated access and other necessary infrastructure.

Members noted the proposed amendment of conditions 1, 11, 15 and 30, as well as the deletion of condition 24, which duplicated the requirements of condition 7, and the deletion of condition 21, which was deemed unreasonable as the applicant does not own the hedgerow or the land beyond. Further conditions in respect of the approval of an application of the reserved matters and the access to the proposed site, were noted.

The committee **agreed to defer** the application in order to seek further legal advice on the robustness of a reason for refusal on the grounds of the impact on the open countryside.

**(ii) 13/0004/FUL – Little Orchard, Peterborough Road, Warmington, Peterborough, Northamptonshire PE8 6TN (page 36)**

The committee considered an application for the erection of a new two storey dwelling to the east of Little Orchard, which was presented to members because of sensitive issues regarding noise in that location due to the proximity of the proposed dwelling and events at the Red Lion public house.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report.

**(iii) 12/00257/OUT – The Red Lion, Peterborough Road, Warmington, Peterborough, Northamptonshire PE8 6TN (page 38)**

The committee considered an application for outline planning permission for the erection of a detached single dwelling, accessed via a private drive.

The committee **agreed to grant** the application, subject to the conditions detailed within the report and an additional condition in respect of securing suitable boundary screening to mitigate noise.

**(iv) 13/00208/FUL – 88A to 116 High Street South, Rushden, Northamptonshire (page 40)**

The committee considered an application for the erection of a convenience store (A1) with associated parking and access works, which had been referred to members following receipt of an objection from Rushden Town Council.

Members had regard to additional representations reported within the update sheet and noted that a request to amend condition 6 had been received from the applicant, which the Environmental Officer had confirmed would not cause concerns with regard to noise. It was also noted that condition 17 was deleted and replaced with an informative, which was detailed with the update sheet.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the update sheet.

**(v) 13/00409/OUT – The Willows House, Brooks Road, Raunds, Northamptonshire NN9 6NS (page 45)**

The committee considered an application which sought outline planning permission for the erection of two detached dwellings, each with a double garage.

Members noted that Raunds Town Council had expressed no objection to the proposed development.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report.

**(vi) 13/00413/VAR – 144 Northampton Road, Rushden, Northamptonshire (page 48)**

The committee considered an application to vary condition 2 of EN/87/1110 to allow events to be held at the premises which have no direct association with the existing bowls club.

The committee **agreed to vary** condition 2 and **grant** a new planning permission, subject to the conditions detailed within the officer's report and the update sheet.

**(vii) 13/00519/VAR – Land adjacent to 16 Stamford Lane, Warmington, Northamptonshire (page 50)**

The committee considered an application to vary the condition 2 on the existing permission to allow for amendments to some of the elevations of the dwellings.

The Committee **agreed to vary** condition 29 of application 11/01152/FUL, as detailed within the officer's report.

**(viii) 13/00826/NCC – Land South of Goulsbra Road, Rushden, Northamptonshire (page 56)**

The committee considered a consultation from Northamptonshire County Council in respect of an application for the erection of a new two-form entry primary school.

The committee agreed to advise Northamptonshire County Council that this council has no objection to the proposal, subject to the following conditions and recommendations:

1. The comments of the Local Highway Authority should be addressed and the Local Highway Authority should be satisfied prior to a decision being issued. There are also concerns in respect of a shortage of parking spaces for staff and visitors and there

should also be a layby to the front of the site to enable safe drop off and collection from the school. A Travel Plan should also be produced to take account of pupil numbers from the potential Rushden East Sustainable Urban Extension.

2. Advice to be sought from the Wildlife Trust.
3. Advice to be sought from the Environment Agency.
4. Advice to be sought from Northamptonshire Police.
5. Full landscaping details to be submitted to ensure that the impact of the proposal can be considered on existing landscaping as well as ensuring that any future landscaping does not result in a detrimental impact on its surroundings.
6. The recommendations of East Northamptonshire Council's Senior Environmental Protection Officer should be implemented. Conditions include:
  - Noise and dust control;
  - Boundary screening;
  - Rating levels;
  - Lighting details;
  - A construction management plan; and
  - Glazing details

#### **48. APPEAL DECISION MONITORING REPORT**

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on three appeal decisions from the Planning Inspectorate between 6 May 2013 and 24 May 2013.

**Chairman**

**List of Applications Determined By  
DEVELOPMENT CONTROL COMMITTEE - 12 June 2013**

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**13/00077/OUT**

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Date received      Date valid      Overall Expiry      Ward  
**11 January 2013      21 January 2013      22 April 2013**

Applicant    **Trenport Investments Ltd**

Agent        **David Lock Associates Ltd - Mr A Wintersgill**

Location    **Rear Of Green Close, Wellingborough Road, Irthlingborough,  
Northamptonshire.**

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Proposal    **Outline: Up to sixty houses, public open space and associated access and  
other necessary infrastructure (all matters reserved)**

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**Decision    Deferred**

**Conditions/Reasons:**

To allow officers to seek legal advice on the robustness of a reason for refusal on the grounds of the impact on the open countryside

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**13/00004/FUL**

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Date received      Date valid      Overall Expiry      Ward  
**2 January 2013      23 January 2013      20 March 2013**

Applicant    **Mr Kevin Wakefield**

Location    **Little Orchard, Peterborough Road, Warmington, Peterborough.**

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Proposal    **Proposal to erect a new two storey sustainable dwelling**

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**Decision    Application Permitted**

**Conditions/Reasons:**

1.            The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason:** Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2.            The development hereby permitted shall be carried out strictly in accordance with the approved plans, drawing reference no's: '03', '04', and '05/1' received by the Local Planning Authority on the 2 January 2013.  
**Reason:** In order to clarify terms of the planning permission and to ensure that the development is carried out as permitted.

3. Before any work is commenced on the development hereby permitted, a sample of the proposed facing and roofing materials for the building shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details  
**Reason:** In order to achieve a satisfactory elevation appearance.
4. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site 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 and retained. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwellings hereby approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
5. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification), there shall be no gates or other form of barrier provided for the first 5.5 metres from the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway only.  
**Reason:** In the interest of highway safety.
6. 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 advice contained in the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
7. Prior to commencement of the development hereby permitted, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas 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 development.  
**Reason:** In the interest of highway safety and visual amenity.
8. Notwithstanding the submitted details, pedestrian visibility splays of 2.0m x 2.0m and vehicle visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access point. 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.
9. Notwithstanding the submitted details, the vehicular access hereby permitted shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the correct level at the highway boundary. This area shall be hard surfaced in accordance with scheme to be agreed in writing by the local planning authority before the access is brought into use  
**Reason:** In the interest of highway safety.

10. A means of drainage shall be provided to prevent the unregulated discharge of water onto the public highway.  
**Reason:** To safeguard public health and to prevent the potential for flooding on the site and elsewhere.
11. 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), the garage shall be retained and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of highway safety by ensuring the retention of adequate off-street parking facilities commensurate with the size of the dwelling.
12. During the construction phase and thereafter, the Public Rights of Way shall remain unobstructed by the works hereby permitted.  
**Reason:** In order to retain public access to the Public Rights of Way.

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**13/00257/OUT**

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Date received	Date valid	Overall Expiry	Ward
<b>13 February 2013</b>	<b>25 March 2013</b>	<b>20 May 2013</b>	

Applicant **Mr Richard Bright**

Agent **Montecalvo Architects - Mr Franco Montecalvo**

Location **The Red Lion, Peterborough Road, Warmington, Peterborough.**

Proposal **Outline: Erection of a detached two storey dwelling (all matters reserved except access)**

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**Decision Application Permitted**

**Conditions/Reasons:**

1. Approval of the details of the siting, scale and appearance of the dwelling and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.  
**Reason:** The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.
2. The dwelling hereby approved shall, in accordance with the submitted details, be limited to:
  - a maximum ridge height of 7.5 metres above ground level,
  - a maximum eaves height of 4.2 metres above ground level (measured within the site)
  - Gross Internal Area (excl. garage) = 188 sq. m
  - Gross Internal Area (incl. garage) = 202 sq. m
  - a maximum width of 10 metres (including garage) and a maximum depth of 16 metres
  - Gross footprint (incl. garage) = 132 sq. m**Reason:** In the interests of the character and appearance of the street scene and amenities of the neighbouring occupiers.



3. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.  
**Reason:** Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
4. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
**Reason:** Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
5. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwelling shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.  
**Reason:** To achieve a satisfactory appearance for the development.
6. The details to be submitted for approval in writing by the Local Planning Authority at the reserved matters shall include drawings showing the finished floor levels of the dwelling in relation to the existing and proposed levels of the site and the surrounding land. The dwelling shall there after be constructed in accordance with the details so approve  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
7. The details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above shall include a comprehensive landscaping scheme for the site, including an implementation schedule and details of any additional natural boundary screening to be planted. Landscaping shall thereafter be provided in accordance with the details so approved.  
**Reason:** To ensure a reasonable standard of development and visual amenity for the area.
8. 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.  
**Reason:** To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
9. No development shall commence until details of a scheme for the provision of foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.  
**Reason:** To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
10. Notwithstanding the submitted details, the details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above, shall include details of the proposed hard surfacing for the vehicular access serving the dwelling. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity.  
**Reason:** In the interests of highway safety.

11. The details required to be submitted by condition 1 above shall include details of the proposed parking and turning facilities for the development hereby permitted and shall show that a vehicle can enter and exit the site in a forward gear. The dwelling shall not be occupied until its designated car parking space(s) has been laid out and constructed ready for use in accordance with the approved plans and other approved details pursuant to any other relevant conditions and shall thereafter be retained in perpetuity.  
**Reason:** In the interests of highway safety.
12. The details required to be submitted by condition No. 1 shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the development is brought into use and shall be retained thereafter in perpetuity  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
13. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 25 March 2013, drawing number: '1147/AP003', 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.
14. No development shall take place within the area indicated until the applicant, or their agents or successors in titles, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority  
**Reason:** To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF Paragraph 141.
15. During the construction phase and thereafter, the Public Rights of Way shall remain unobstructed by the works hereby permitted.  
**Reason:** In order to retain public access to the Public Rights of Way.

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**13/00208/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>7 February 2013</b>	<b>8 February 2013</b>	<b>5 April 2013</b>	

Applicant **Ashridge Estates - Mr C Wilkins**

Agent **HTC Architects - Mr N Teal**

Location **88A To 116, High Street South, Rushden, Northamptonshire.**

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Proposal **Erection of convenience store (A1) with associated parking and access works**

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**Decision Application Permitted**

### Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason:** Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order with or without modification) no internal alterations shall be carried out which would result in a) an increase in the total gross floorspace of the development; or b) the subdivision of the unit.  
**Reason:** To control the size of the store and ensure that any impact on other centres is controlled in line with the NPPF.
3. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, details and a sample of the external roofing and facing material to be used for the construction of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area.
4. Notwithstanding the submitted details, no development shall commence until details to show the slab levels of the proposed development in relation to the existing and proposed levels of the site and the surrounding land and buildings have been submitted to and approved in writing by the Local Planning Authority. These should include ridge and eaves height of No. 88 High Street South and No.20 Wymington Park. The development shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
5. The premises shall be open only between the hours of 7.00am to 11.00pm from Mondays to Sundays, including Bank Holidays.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties.
6. The deliveries to the store hereby permitted shall be restricted to the following times: 5.30am to 10pm Monday to Saturday and 7.00am to 10.00pm on Sundays and Bank Holidays.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties.
7. The development hereby permitted shall be carried out strictly in accordance with the approved plan unless otherwise agreed in writing by the local planning authority.

Drawing type and reference number	Date received by the Local Planning Authority
Site Location Plan - P-11	7th February 2013
Existing Site Plan - P-10	7th February 2013
Proposed Site Plan SK3 - 03 Rev.C	11th March 2013
Proposed Boundary Treatment - P-16	7th February 2013
Proposed Floor Plan - P-14 Rev.B	7th March 2013

Proposed Site Plan - P-29 Rev.B	21 May 2012
Proposed Site Plan - P-12 Rev.H	21 May 2012
Highways Tracking 11m Rigid 1 of 3 - P-25 Rev.A	30th April 2013
Highways Tracking 11m Rigid 2 of 3 - P-26 Rev.A	30th April 2013
Highways Tracking 11m Rigid 3 of 3 - P-27 Rev.A	30th April 2013
Proposed Elevations - P-13 Rev.C	7th March 2013
Proposed Roof Plan - P-15	7th February 2013

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

8. The access hereby approved shall be constructed in strict accordance with the details shown on drawing No.P-12 Rev.H received by the Local Planning Authority on 21st May 2013.

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

9. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, on site parking and turning facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the local planning authority. These details shall also show the parking layout. Development shall be in complete accordance with the approved details.

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

10. Notwithstanding the submitted details, pedestrian visibility splays of 2.0m x 2.0m and vehicle visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access point. 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.

11. Notwithstanding the submitted details, the vehicular access hereby permitted shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the correct level at the highway boundary. This area shall be hard surfaced in accordance with scheme to be agreed in writing by the local planning authority before the access is brought into use.

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

12. A means of drainage shall be provided to prevent the unregulated discharge of water onto the public highway.

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

13. After the use hereby permitted has commenced access to site shall be restricted to rigid vehicles not exceeding 11m in length

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

14. Prior to the opening of the retail unit hereby permitted, a Delivery and Servicing Monitoring Plan, including details of the method for ensuring compliance with Condition 13 above shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Monitoring Plan shall include but not be limited to the following:

- a) details of appropriate signage,
- b) monitoring of size of delivery and servicing vehicles and;
- c) recording of the date and time of all vehicles in excess of 11m in length refused access to the site

The details recorded as required by the approved monitoring plan shall be available for inspection by the local planning authority on the site at all reasonable times. The development hereby permitted shall be carried out in accordance with the approved Delivery and Servicing Monitoring Plan at all times.

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

15. Prior to the use hereby permitted commencing details of a sign directing delivery traffic to leave the site in easterly direction only (out of town centre) shall be submitted to and approved in writing by the local planning authority. The sign shall be put in place and retained in perpetuity

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

16. Notwithstanding the details submitted on drawing No. P-16, prior to the commencement of development, a schedule of boundary treatments shall be submitted to and approved in writing by the local planning authority. Boundary treatment shall be completed in accordance with the approved schedule prior to the first use of the building hereby approved.

**Reason:** To ensure a satisfactory standard of development

17. Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the local planning authority a comprehensive scheme of landscaping for the site, consisting of native species. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure a reasonable standard of development, to avoid detriment to the visual amenity of the area and to facilitate proper consideration of the provision made for trees on the site in accordance with Section 197 of the Town and Country Planning Act 1990.

18. Notwithstanding the submitted details, a Tree Protection Plan for the onsite trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2012. The development shall thereafter be carried out in accordance with these details.

**Reason:** To ensure the protection of trees on site

19. Notwithstanding the submitted details, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This statement shall be in accordance with BS5837: 2012 and shall include, but not be limited to, details of the phasing of the onsite engineering and construction works and details of how any retaining structure to the south of the site shall be constructed next to the retained trees. The development shall thereafter be carried out in accordance with these details.

**Reason:** To ensure the protection of trees on site

20. Prior of commencement of the development hereby permitted full details of biodiversity improvement methods to include location and number of bird boxes shall be submitted

to and approved in writing by the Local Planning Authority.

**Reason:** To ensure biodiversity enhancement in line with guidance contained within the NPPF.

21. Prior to commencement of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.  
**Reason:** In the interests of residential amenity, highway safety and visual amenity in accordance with Policies 13 and 16 of the North Northamptonshire Core Spatial Strategy.
22. Prior to commencement of development, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure that the development is sustainable in accordance with Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.
23. The scheme shall achieve, at the least, the BREEAM rating "very good" or equivalent.  
**Reason:** In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.
24. Prior to the commencement of the development, a scheme for the provision of external CCTV covering the vulnerable area around the ATM, which shall include the provision for external real time monitoring and recording provision by the applicant, shall be submitted to and approved by the Local Planning Authority in writing. Such approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.  
**Reason:** In the interest of crime prevention.
25. Details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved scheme shall be installed, maintained and operated prior to commencement of use and retained in perpetuity in accordance with the approved details.  
**Reason:** In order to ensure adequate safety and security on site.
26. Prior to commencement of the development hereby permitted, a plan showing details of the ATM enclosure and position of bollards shall be submitted to and approved in writing by the Local Planning Authority.  
**Reason:** In order to ensure adequate safety and security on site.
27. Before any work is commenced on the development the subject of this permission details of the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved by the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.  
**Reason:** To safeguard public health and to prevent the potential for flooding on the site and elsewhere.

28. The plant equipment hereby permitted shall be installed and operated in strict accordance with the Plant Noise Assessment Planning Report produced by Noise Solutions Ltd and received by the local planning authority on 07/02/13.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties.

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**13/00409/OUT**

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Date received	Date valid	Overall Expiry	Ward
<b>13 March 2013</b>	<b>14 March 2013</b>	<b>9 May 2013</b>	

Applicant **Mr And Mrs Crump**

Agent **Sidey Design Architecture - Jon Sidey**

Location **The Willows House, Brooks Road, Raunds, Northamptonshire.**

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Proposal **Outline: 2 No. detached dwellings (all matters reserved except access and scale)**

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**Decision Application Permitted**

**Conditions/Reasons:**

1. Approval of the details of the siting and appearance of the dwellings and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.  
**Reason:** The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.
2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.  
**Reason:** Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
**Reason:** Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
4. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwellings and garages shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved detail.  
**Reason:** To achieve a satisfactory appearance for the development.
5. The details to be submitted for approval in writing by the Local Planning Authority at the reserved matters shall include drawings showing the finished floor levels of the dwellings and garages in relation to the existing and proposed levels of the site and the surrounding land. The dwellings and garages shall there after be constructed in accordance with the details so approved.

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

6. The details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above shall include a comprehensive landscaping scheme for the site, including an implementation schedule and details of any additional natural boundary screening to be planted. Landscaping shall thereafter be provided in accordance with the details so approved

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

7. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

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

8. No development shall commence until details of a scheme for the provision of foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

**Reason:** To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

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

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

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

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

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

**Reason:** In the interests of highway safety and to prevent the need to park on Brooks Road.

12. The details required to be submitted by condition No. 1 shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary



screening shall then be provided in accordance with the details so approved before the development is brought into use and shall be retained thereafter in perpetuity.

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

13. The details to be submitted as part of Condition 1 shall include details of the retention (including methods and treatments) of the existing band of trees and other natural landscaping along the north boundary of the site, along with a demonstrated commitment to retaining as many of the other existing trees within the site as possible.  
**Reason:** In the interest of visual amenity.
14. The dwellings hereby approved shall, in accordance with the submitted details, be limited to:
  - a maximum ridge height of 9.0 metres above ground level,
  - a maximum eaves height of 5.2 metres above ground level (measured within the site),
  - the gross floor area (including ground and first floor level) of the dwellings shall not exceed 270 metres, a maximum width of 12 metres and a maximum depth of 14 metres
  - the footprint of the garages shall not exceed 42sqm at ground floor level and shall not have a ridge height of more than 5.5 metres above ground level.**Reason:** In the interests of the character and appearance of the street scene and amenities of the neighbouring occupiers.
15. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the details so approved.  
**Reason:** To ensure that the development is sustainable in accordance with national government advice contained in the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
16. Notwithstanding the submitted details and prior to the commencement of development, the following access details shall have been submitted to and approved in writing by the local planning authority:-
  1. Positive drainage to prevent the unregulated discharge of surface water onto the adopted highway.
  2. The private driveway shall be hard surfaced for the first 5 metres behind the highway boundary (measured from back of verge).Development shall be carried out in strict accordance with the approved details and approved vision splays retained thereafter.  
**Reason:** In the interests of highway safety.
17. Notwithstanding the submitted details, no opening or clear glazed windows shall be proposed at first floor level in the eastern elevation of the dwelling at Plot 1.  
**Reason:** In the interest of neighbouring amenity.
18. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 13/03/13, drawing numbers: 12-198-02 and 12-198-01.  
**Reason:** In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

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Date received	Date valid	Overall Expiry	Ward
<b>12 March 2013</b>	<b>12 March 2013</b>	<b>7 May 2013</b>	

Applicant **Rushden Town Bowling Club - Mr D Eggleton**

Location **144 Northampton Road, Rushden, Northamptonshire, NN10 6AN.**

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Proposal **Variation of condition 2 (restriction on use - ancillary only) of planning permission EN/87/01110/FUL - 'New indoor six rink bowling club' dated 2.12.87 - to allow private functions not ancillary to the bowls club to be held for a specified number of times within any calendar year**

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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. Condition 2A  
Subject to condition 2B below the development the subject of this permission shall be limited to the provision of a six rink indoor bowls club area together with ancillary facilities to be operated only in association with the existing bowls club as shown on the submitted plan, and it shall be used for no other purpose without the prior written approval of the local planning authority.  
**Reason:** In order to clarify the terms of this permission.

Condition 2B

The following additional activities, but no others, shall hereby be permitted. These are events where members of the public, who are not full or social members of the bowls club the subject of this planning consent, are allowed admission to the club and use of its facilities on payment of an entrance or hire fee. These events shall be held on Fridays, Saturdays and on New Years Eve only. Live or amplified music shall only be allowed between the hours of 7pm and 1am, and all events shall be held in accordance with the premises licence granted under the Licensing Act 2003. The number of events authorised by condition 2B shall not exceed 24 within any calendar year. Records of all such events authorised by condition 2B shall be available for inspection by the local planning authority.

**Reason:** In order to clarify the terms of this permission.

3. Before any work is commenced on the development the subject of this permission details of the materials intended to be used in the external treatment of the proposed building shall be submitted to and approved by the local planning authority, and the development shall then be carried out in accordance with the approved details.  
**Reason:** In the interest of visual amenities
4. No work shall be started until a comprehensive scheme of landscaping 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 and shall be

maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

**Reason:** In the interest of visual amenities

5. The landscaping scheme required to be submitted by condition (4) hereof shall include the retention of the existing trees located within the curtilage of the site and none of these existing trees shall be felled or lopped without the prior written approval of the local planning authority.

**Reason:** In the interest of visual amenities

6. In connection with the carrying out of the development the subject of this permission the existing trees the subject of a Tree Preservation Order located within the curtilage of the site edged red on the submitted plan shall be adequately protected in accordance with details to be submitted to and approved by the local planning authority

**Reason:** In the interest of visual amenities

7. Before any work is commenced on the development the subject of this permission details of the proposed improvements to the existing vehicular access from the public highway, which shall include the access being widened to 4.5m and provided with 4.5m turning radii on both sides at its junction with the public highway, shall be submitted to and approved by the local planning authority, and these access improvements shall then be carried out in accordance with the approved details before the development is brought into use and thereafter maintained to the reasonable satisfaction of the local planning authority

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

8. Before any work is commenced on the development the subject of this permission details for the provision of adequate vehicular access, parking, manoeuvring and servicing facilities shall be submitted to and approved by the local planning authority, and the facilities shall then be provided in accordance with the approved details before the development is brought into use and thereafter maintained to the reasonable satisfaction of the local planning authority.

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

9. The details required to be submitted by conditions (7) and (8) hereof shall include constructional and surfacing details of the proposed vehicular access and parking areas.

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

10. This permission shall not extend to the future outdoor bowling green shown on the submitted plan (as amended)

**Reason:** To secure satisfactorily planned development

11. Before any work is commenced on the development the subject of this permission details of the provision of adequate boundary screening and fencing shall be submitted to and approved by the local planning authority, and this boundary screening and fencing shall be provided in accordance with the approved details before the development is brought into use and thereafter maintained to the reasonable satisfaction of the local planning authority.

**Reason:** In the interest of visual amenities

12. Before any work is commenced on the development the subject of this permission details of the provision of satisfactory foul water and surface water drainage installations shall be submitted to and approved by the local planning authority, and

the development shall then be carried out in accordance with the approved details

**Reason:** To ensure a proper standard of development

13. Before any work is commenced on the development the subject of this permission details for the provision of an adequate means of sound insulation to the proposed building shall be submitted to and approved by the local planning authority, and this means of sound insulation shall then be carried out in accordance with the approved details before the development is brought into use and thereafter maintained to the reasonable satisfaction of the local planning authority.

**Reason:** To ensure a proper standard of development

14. Before any work is commenced on the development the subject of this permission the precise location of the proposed building on the site together with its ground floor level shall have been agreed with the local planning authority.

**Reason:** To ensure a proper standard of development

15. The proposed vehicular access for a distance of at least 12m to the rear of the nearside edge of the carriageway shall have a gradient of not exceeding 1 in 15.

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

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**13/00519/VAR**

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Date received	Date valid	Overall Expiry	Ward
<b>28 March 2013</b>	<b>28 March 2013</b>	<b>27 June 2013</b>	

Applicant **Linden Homes Midlands - Mr Alex Clark**

Location **Land Adjacent 16, Stamford Lane, Warmington, Northamptonshire.**

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Proposal **Variation of condition 29 (Approved drawings) of Application 11/01152/FUL : Erection of 25 no. residential dwellings with associated garages, roads, sewers, landscaping and ancillary works dated 30.11.12**

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**Decision Awaiting Section 106 Agreement and subject to the following conditions:-**

**Conditions/Reasons:**

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

2. In accordance with the details shown on drawing numbers LHM/S125PL02 Revision D, received by the Local Planning Authority on 6 July 2012, Plots 6, 25, 13, 14, 15, 16 shall be faced with stone and Plots 6, 25, 13, 14, 15 shall have a natural slated roof. Notwithstanding the submitted details, full details and a sample of the external roofing and facing materials to be used in the construction of the dwellings and garages shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority  
**Reason:** To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area and the setting of the listed building.

3. Notwithstanding the submitted details and prior to commencement of development, full details of the materials and finish details of the cills and lintels, and windows and doors, of the individual dwellings and garages shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area.
4. Notwithstanding the seating and landscaping proposals for the village green shown on drawing number LHMS125PL01 Revision J, an alternative scheme shall be provided for this area and full details of this scheme including seating details and planting proposals, shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The scheme shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority  
**Reason:** To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
5. 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 other form of opening, other than those shown on the drawings hereby approved, shall be inserted in the southwest facing wall of the rear extension attached to Plot 9  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers.
6. Deliveries and works of construction must not cause noise to be audible outside of the site boundary outside of the hours of 08:00am to 18:00pm Monday to Friday, 08:30am to 13:30pm on Saturdays, and no deliveries or construction works shall take place on Sundays and Public Holidays.  
**Reasons:** In the interest of residential amenity and the local amenity.
7. Prior to the commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site and individual dwellings shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling(s) and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
8. Notwithstanding the submitted details, pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided on both sides of the vehicular accesses fronting Stamford Lane, to plots 1, 2, 3, 4, 5, 6 and 25, unless otherwise agreed in writing by the Local Planning Authority. 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.
9. The development shall be constructed in accordance with drawing number: LHM-S125-PL-03B, received by the Local Planning Authority on 6 July 2012, unless otherwise agreed in writing by the Local Planning Authority. Any subsequent revision

resulting from the implementation and recommendations of the Road Safety Audits Stages 1 and 2 and full technical appraisal to facilitate a Formal Section 278 Agreement Highways Act 1980, shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The development shall thereafter be carried out in accordance with the details so approved

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

10. No development shall commence until details of the construction and surfacing of the estate roads, parking facilities and all other hard-surfaced areas within the site has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include, materials, finish details and load bearing details. These facilities shall then be provided in accordance with the approved details before the first occupation of the dwellings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of highway safety, visual amenity and to ensure that the site could be adequately accessed by refuse and emergency vehicles.

11. Prior to commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include the following details:

- a) Details of the number and size of vehicles attracted to the site during the construction period. This shall include a scheme for the monitoring of the number and type of vehicles attracted to the site and this information shall be available for scrutiny at the request of the Local Planning Authority during the construction of the development
- b) Details of measures to ensure that operational construction vehicles arriving and leaving the site are appropriately sealed to prevent materials spillage, wind blow and dust nuisance
- c) Details of measures to ensure that operational construction vehicles leaving the site are cleaned of debris to ensure that no material is deposited on the adopted highway and details the cleaning equipment, including the type and location
- d) Details of boundary treatment to be erected during construction, including, the design, height and location

The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of highway safety and local amenity.

11. All arboricultural tree works and protective measures detailed within the submitted Arboricultural Method Statement and Survey and shown on drawing number: 2072.TPP, received by the Local Planning Authority on 10 May 2012 including fencing and ground protection, shall be implemented in accordance with the submitted details prior to the clearance of the site, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure adequate protection for the on and off site trees, and in the interest of visual and residential amenity.

13. All planting, seeding and turfing comprised in the submitted landscaping details, as shown on drawing number: 1009001LA1, received by the Local Planning Authority on 10 May 2012, shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a reasonable standard of development and to avoid detriment to

the visual amenity of the area.

14. Prior to the removal of any vegetation, top soil or other clearance works, the site shall be inspected for Great Crested Newts by a qualified ecologist. The details of the works, results of the inspection and details of any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any clearance works. The inspection and mitigation works shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to safeguard protected species which may inhabit the site.

15. Development shall proceed in accordance with the recommendations detailed in Sections 1, 6 and 7 of the submitted Extended Phase I Habitat Survey and Protected Species Assessment dated February 2011, received by the Local Planning Authority on 31 October 2011, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To minimise the impact of the proposed development on local wildlife and to ensure the development accords with the NPPF.

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

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

17. 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 and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the local planning authority 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 local planning authority without delay upon completion.

- b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority. This must be conducted in accordance with 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.

18. 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 Local Planning Authority. 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 Local Planning Authority. 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.
19. 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 Local Planning Authority.

**Reason:** To ensure site remediation is carried out to the agreed protocol.
20. On completion of remediation, two copies of a closure report shall be submitted to the Local Planning Authority. 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.
21. If, during development, contamination not previously considered is identified, then the Local Planning Authority 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 Local Planning Authority.

**Reason:** To ensure all contamination within the site is dealt with.
22. No development shall commence until details of the provision of foul water installations to serve the development shall have been submitted to and be approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to the first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard public health and in the interest of residential amenity.
23. No development shall commence until a surface water strategy has been submitted to and approved in writing by the Local Planning Authority. The surface water strategy shall include a scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site and details of attenuation. The surface water strategy shall thereafter be implemented in accordance with the details so approved prior to the first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of public amenity, to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure future maintenance of the surface water drainage system.
24. Details of a scheme of lighting for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. This shall include full details of the type of lighting, number, exact location and level and type of illumination. The scheme shall thereafter be implemented in accordance with the details so approved prior to the first occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of preventing crime, anti-social behaviour and reducing the



fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy and in the interest of residential amenity.

25. 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 existing and future occupiers, to ensure a satisfactory elevational appearance for the development and in the interest of the on and off site trees and the setting of the listed church.

26. In accordance with the submitted details, the affordable dwellings hereby approved shall be constructed to Code Level 3 of the Code of Sustainable Homes. Prior to the commencement of development, 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 other dwellings hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

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

27. No development shall take place until an energy strategy has been submitted to and agreed in writing by the Local Planning Authority which includes details and drawings demonstrating how either;

A. 10% of the energy requirements generated by the development as a whole will be secured from decentralised and/or renewable or low-carbon energy sources and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage;

or

B. 10% reduction in energy usage over the development when compared to the development if it were built to a standard which would achieve the current minimum Building Regulations Part L.

The energy strategy should include details of location, design and installation of any measures and shall identify how renewable energy, passive energy or efficiency measures are utilised for each of the proposed buildings to meet collectively the requirement for the scheme.

The approved details shall be implemented with the construction of each building and thereafter retained and maintained to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

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

28. Notwithstanding the submitted details, no development shall commence until details to show the slab levels of the proposed buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of 4 Stamford lane, 16 Stamford Lane, 18 Church Street and 1 Hautboy Lane) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development

in relation to neighbouring land and buildings.

29. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the Local Planning Authority on 6 July 2012: LHM/S125PL03B, LHMS125PL02 Revision D, LHMS125PL01 Revision H (potential footpath link); amended plans received by the Local Planning Authority on 10 May 2012: 1009001102 Revision A, 1009001LA1, 2027.TPP, P TYPE P.01, P TYPE P.02, P TYPE P.03, TYPE R Planning 01, TYPE S Planning 01, AILSWORTH 2 Planning 01, AF3B Planning 01, G.01, G.02, G.03, G.04, K TYPE K.01, K TYPE K.02, K TYPE K.03, L TYPE L.01, L TYPE L.02, LAMBOURNE L71.1P01, B TYPE B.01, B TYPE B.02, B TYPE B.03, B TYPE B.024; amended plan received by the Local Planning Authority on 15 May 2012, drawing number AF2B.01; and amended layout plan received by the Local Planning Authority on 25 July 2012, drawing number: LHMS125PL01 Revision J.

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

30. Notwithstanding the submitted Site Waste Management Plan, an alternative Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include volumes of waste to be produced by the development and details of the waste contractor(s) to be employed. The Waste Management Plan shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

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

31. In accordance with the submitted details, drawing number: LHMS125PL01 Revision J, refuse collection areas shall be provided for the development hereby approved. Prior to commencement of the development hereby permitted, details of the surface treatment for this area, including colour and materials, shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection areas shall thereafter be provided prior to the first occupation of the dwellings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

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13/00826/NCC

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Date received	Date valid	Overall Expiry	Ward
<b>14 May 2013</b>	<b>14 May 2013</b>	<b>4 June 2013</b>	

Applicant **Northampton County Council - Mr Keith Bazeley**

Agent **Northamptonshire County Council - Mr Peter Moor**

Location **Land South Of, Goulsbra Road, Rushden, Northamptonshire.**

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Proposal **New two-form entry Primary School**

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**Decision No objection**

## Comments:

That East Northamptonshire Council has no objection to the proposal subject to the following conditions and recommendations:

1. The comments of the Local Highway Authority should be addressed and the Local Highway Authority should be satisfied prior to a decision being issued.
2. Advice to be sought from the Wildlife Trust.
3. Advice to be sought from the Environment Agency.
4. Advice to be sought from Northamptonshire Police.
5. Full landscaping details to be submitted to ensure that the impact of the proposal can be considered on existing landscaping as well as ensuring that any future landscaping does not result in a detrimental impact on its surroundings.
6. The recommendations of East Northamptonshire Council's Senior Environmental Protection Officer should be implemented. Conditions include:
  - Noise and dust control;
  - Boundary screening;
  - Rating levels;
  - Lighting details;
  - A construction management plan; and
  - Glazing details.
7. There appears to be a shortage of parking spaces.
8. A layby should be provided to the front of the site to enable safe drop off and collection of children.
9. A travel plan should be submitted which takes into account the pupil numbers from the potential Rushden East Sustainable Urban Extension.