

# ANNUAL COUNCIL MEETING

**Date:** 15 May 2013

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

**Time:** 7.30pm

**Present:** Councillors:-

Peter Baden  
Tony Boto  
David Brackenbury  
Wendy Brackenbury  
Pauline Bradberry JP  
John Farrar  
Richard Gell  
Roger Glithero JP  
Glenvil Greenwood-Smith  
Glenn Harwood MBE  
Marika Hillson  
Sylvia Hobbs  
Marian Hollomon  
Dudley Hughes JP  
Barbara Jenney  
David Jenney  
Richard Lewis

Eloise Lucille  
Andy Mercer  
Gill Mercer  
Steven North  
Brian Northall  
Sarah Peacock  
Ron Pinnock  
David Read  
Rupert Reichhold  
Anna Sauntson  
Phillip Stearn  
Jeremy Taylor  
Robin Underwood  
Peter Wathen  
Pam Whiting  
Clive Wood

## 1. ELECTION OF CHAIRMAN

Councillor Wendy Brackenbury proposed that Councillor Pam Whiting be elected Chairman of the Council and Councillor Dudley Hughes JP seconded the motion.

### **RESOLVED:**

That Councillor Pam Whiting be elected Chairman of the Council for the year 2013/2014.

Councillor Whiting, having made the statutory declaration of acceptance of office, took the chair, and announced that the Chairman's Consort would be Mr George Whiting. She thanked Councillor Clive Wood for his work as Chairman in 2012/13.

## 2. VOTE OF THANKS TO RETIRING CHAIRMAN

The Chairman, Councillor Pam Whiting, acknowledged the work of Councillor Clive Wood as Chairman of the Council in 2012/13. Councillor Steven North seconded the motion.

### **RESOLVED:**

That the best thanks of this Council be tendered to Councillor Clive Wood for his discharge of the duties of Chairman of the Council for the District of East Northamptonshire, in the Civic Year 2012/13; and to Mrs Jenny Elliott who has accompanied him during his Civic Year, for her support.

Councillor Clive Wood was then presented with his past Chairman's medal and responded to the vote of thanks. He specifically referred to the many and varied places that he had visited during the year and paid tribute to the support he had received from his consort, Mrs Jenny Elliott, and from Barbara Wiggins, PA to the Chairman. He confirmed that he had raised in excess of £3,000 for charity during the year and concluded by wishing Councillor Pam Whiting the best of luck for her year as Chairman of the Council.

### **3. THE CHAIRMAN'S ADDRESS**

Councillor Pam Whiting addressed the meeting, and thanked Members for the confidence they had placed in her. She thanked Councillor Clive Wood for his service as Chairman.

The Chairman expected to have a busy year ahead and she and her consort, Mr George Whiting, planned to attend as many engagements as possible in order to best represent the council and residents of East Northamptonshire. It was reported that Alzheimer's Research UK would be the Chairman's chosen charity for the year.

### **4. APPOINTMENT OF VICE-CHAIRMAN**

It was proposed by Councillor Clive Wood and seconded by Councillor Glenvil Greenwood-Smith and

#### **RESOLVED:**

That Councillor Gill Mercer be appointed Vice-Chairman of the Council for the year 2013/2014.

Councillor Mercer, having made the statutory declaration of acceptance of office, thanked fellow Councillors for the confidence they had placed in her. She announced that Councillor Andy Mercer would be the Vice-Chairman's Consort during the year.

### **5. MINUTES**

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

### **6. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Derek Capp, Michael Finch, Sue Homer, Sylvia Hughes, Bob Nightingale, Jake Vowles and Colin Wright.

### **7. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **8. OFFICIAL ANNOUNCEMENTS**

The Chairman reported that The Civic Service will take place at St. Marys Church in Higham Ferrers on Sunday 30 June 2013 at 10.15am. A Boobs and Brass Concert would also be held at St. Mary's Church on Saturday 5 October 2013. The Chairman also indicated that

she intended to hold a lunch on International Women's Day in March 2014. The Chairman asked fellow councillors to support these events.

The Chairman also announced that the council meeting scheduled for Monday, 15 July 2013 would now take place on Monday, 8 July 2013. Members were asked to note this change in their diaries.

## **9. ELECTION OF LEADER**

The Chairman reported that Councillor Steven North had, in accordance with Article 6.02 of the Constitution, been proposed by Councillor Glenn Harwood MBE and seconded by Councillor Richard Lewis.

### **RESOLVED:**

That Councillor Steven North be elected Leader of the Council.

## **10. THE LEADER'S ADDRESS**

Councillor Steven North addressed the meeting as follows:-

*"Good evening Chairman, Members and guests.*

*A big ask to do more and more with less resources – a common, but true, complaint from local government. Welfare reform is a good example, we have done a lot of work with internal discounts, but there is less money and, of course, we only administer the scheme. The general idea is right, as we do have a housing crisis, especially here where people want to live. There are just not enough well designed smaller properties or larger family homes. This does not mean more flats. The last government got it wrong on infrastructure. We will be re-visiting this issue in the year ahead.*

*We were right to freeze council tax this year and my thanks go to members and officers for their hard work in getting the council's finances into a much better state. The way local government is financed is also changing. We are moving away from the council tax and government support grant to a more reward based system. Those councils who support business and housing growth will be rewarded with the business rate retention scheme and the New Homes Bonus. This could also help the economy overall. However, this does require some support from the government and market force. The biggest thing to help this area is the Rushden Lakes proposal. We need more jobs, local spend and more opportunity for our residents to shop and relax locally. Although this will be a benefit to the whole district, in the larger towns we have a combined population of over 60,000, who generally have to work and shop outside the district. This is not beneficial for the economy, or the environment. This is also a proposed leisure development of course and will benefit the hugely popular Stanwick Lakes.*

*In the past year we have decided to revamp our leisure facilities, here in the Thrapston and the Pemberton Centre in Rushden. We have undertaken an invest to save project, which will provide more modern equipment, and should reduce the costs to the general taxpayer.*

*We have successfully appealed against the Planning Inspectorate decision in respect of the construction of wind turbines near to Lyveden New Bield. We will continue to work with English Heritage and The National Trust to protect the character and beauty of this site.*

*A couple of years ago we fundamentally changed our waste collection service. This of course impacted on every single resident. I am pleased to announced that the targets we set are being met and our residents are doing a fantastic job with recycling, and sending less to landfill. And of course, it is still weekly.*

*This will be a very big year for the council. By the end of the year we will hopefully have a positive outcome on Rushden Lakes, re-opened our improved leisure facilities, helped communities with their local plans and other projects through the New Homes Bonus, support residents in recycling even more, and continue to work towards better housing and planning policies.*

*Thank you for your support."*

## **11. ELECTION OF DEPUTY LEADER**

It was reported that, in accordance with Article 6.04 of the Constitution, Councillor Glenn Harwood MBE had been proposed as Deputy Leader of the Council by Councillor Steven North, and this had been seconded by Councillor Richard Lewis.

### **RESOLVED:**

That Councillor Glenn Harwood MBE be appointed Deputy Leader of the Council.

## **12. REPORTS OF COMMITTEES**

### **(a) Development Control Committee – 1 May 2013**

The report of the above Committee, presented by the Chairman, Councillor Pauline Bradberry JP, was received.

### **(b) Policy and Resources Committee – 8 May 2013**

The report of the above Committee, presented by the Chairman, Councillor Richard Lewis, was received

## **13. APPOINTMENT OF COMMITTEES 2013/14**

The Council considered the appointments to Committees.

### **RESOLVED:**

That the following Committees with the Members as shown be appointed for the Civic Year 2013/14:-

#### **(a) Policy Committees**

##### **(i) Policy & Resources Committee (15 members, including Leader and Deputy Leader as ex-officio members)**

#### **Councillors**

Peter Baden

David Brackenbury

Sue Homer

Dudley Hughes JP

Wendy Brackenbury  
John Farrar  
Roger Glithero JP  
Glenvil Greenwood-Smith  
Glenn Harwood MBE (EO)  
Marika Hillson

Richard Lewis  
Andy Mercer  
Rupert Reichhold  
Steven North (EO)  
Jeremy Taylor

**(ii) Planning Policy Committee (15 Members, including Leader and Deputy Leader as ex-officio members)**

**Councillors**

Peter Baden  
Tony Boto  
David Brackenbury  
Michael Finch  
Glenn Harwood (EO)  
Sylvia Hobbs  
Marian Hollomon  
Sylvia Hughes

David Jenney  
Eloise Lucille  
Gill Mercer  
Bob Nightingale  
Steven North (EO)  
Jeremy Taylor  
Jake Vowles

**(b) Other Committees**

**(i) Development Control Committee (18 members)**

**Councillors**

Wendy Brackenbury  
Pauline Bradberry JP  
Derek Capp  
Roger Glithero JP  
Glenn Harwood MBE  
Marika Hillson  
Dudley Hughes JP  
Barbara Jenney  
Andy Mercer

Gill Mercer  
Bob Nightingale  
Brian Northall  
Ron Pinnock  
David Read  
Anna Sauntson  
Phillip Stearn  
Robin Underwood  
Peter Wathen

**(ii) Licensing Committee (12 members)**

**Councillors**

Tony Boto  
Pauline Bradberry JP  
Richard Gell  
Glenvil Greenwood-Smith  
Glenn Harwood MBE  
Sylvia Hughes

Barbara Jenney  
Andy Mercer  
Gill Mercer  
Bob Nightingale  
Brian Northall  
Anna Sauntson

**(iii) Scrutiny Committee (15 members)**

**Councillors**

Tony Boto  
Derek Capp  
Michael Finch  
Richard Gell  
Sylvia Hobbs

Sarah Peacock  
David Read  
Phillip Stearn  
Jake Vowles  
Peter Wathen

Sylvia Hughes  
Barbara Jenney  
Brian Northall

Clive Wood  
Colin Wright

**(iv) Joint Standards Complaints Committee (7 ENC Members and 7 Town and Parish Members)**

**Councillors**

Pauline Bradberry JP  
Michael Finch  
David Jenney  
Andy Mercer

Gill Mercer  
Bob Nightingale  
Brian Northall

**14. OTHER APPOINTMENTS**

**(a) Outside Bodies**

**RESOLVED:**

That Members be appointed to serve on outside bodies in accordance with Appendix 1 to these Minutes (at pages 10 to 12) until May 2014 or such longer period as the Constitution of those bodies dictate.

**(b) Other Committees, Panels and Boards, Champions**

**RESOLVED:**

**(1)** That the following appointments be made for 2013/14 -

**(a) Licensing (Taxi & Miscellaneous) Panel (3)**

Panel to be drawn from Licensing Committee membership determined by the Democratic and Electoral Services Manager under delegated powers

**(b) North Northamptonshire Joint Planning Committee**

Councillors David Brackenbury, Eloise Lucille and Steven North

**(c) Welland Joint Committee (2 plus 1 reserve)**

Councillors Richard Lewis and Steven North  
(Reserve: Councillor Glenvil Greenwood-Smith)

**(d) Council-appointed Working Parties and Boards**

**(i) Waste and Recycling Working Party**

**Councillors**

Tony Boto  
Wendy Brackenbury  
Derek Capp  
Roger GlitheroJP  
Glenn Harwood MBE

Sylvia Hobbs  
Richard Lewis  
Steven North  
Jake Vowles  
Clive Wood

### **District Regeneration Working Group**

Leader of the Council – Steven North  
Deputy Leader of the Council – Glenn Harwood MBE  
Councillor David Brackenbury  
Councillor Roger Glithero  
Councillor Richard Lewis

### **(iii) Leisure Contracts Working Group**

#### **Councillors**

Tony Boto	Sarah Peacock
David Jenney	Phillip Stearn
Brian Northall	

### **(e) Council Member Champions**

#### ***Councillor***

- |  |                |
|--|----------------|
| • Community Safety   | Brian Northall |
| • Cultural & Leisure Services  | Steven North   |
| • Health & Safety  | Colin Wright   |
| • Older People's and Safeguarding<br>(Vulnerable Adults, & Children) | Sue Homer      |
| • Heritage and Historic Environment                                  | Clive Wood     |
| • Sustainable Communities  | Eloise Lucille |

### **(f) Appeals Panel (must not be Members of P & R)**

#### **Councillors**

Ron Pinnock  
Robin Underwood  
Pauline Bradberry  
Sarah Peacock (Reserve)

### **(g) Councillor Contacts for Whistleblowing Policy**

#### **Councillors**

Marian Hollomon and Barbara Jenney

## **15. COMMITTEE-RELATED APPOINTMENTS**

The following Committee-related business was conducted, with the Members of the individual Committees endorsing the decisions:-

### **(a) Policy & Resources Committee**

- |                                      |                         |
|--------------------------------------|-------------------------|
| 1. Appointment of Chairman           | Richard Lewis           |
| 2. Apologies                         | Sue Homer               |
| 3. Appointment of Vice-Chairman      | Glenvil Greenwood-Smith |
| 4. Appointment of Sub-Committees etc |                         |

- Personnel Sub-Committee (5)

**Leader of the Council**  
**Deputy Leader of the Council**  
 Wendy Brackenbury  
 Roger Glithero JP  
 Jeremy Taylor

- Finance Sub-Committee (7)

**Leader of the Council**  
**Deputy Leader of the Council**  
 Peter Baden  
 David Brackenbury  
 Roger Glithero  
 Glenvil Greenwood-Smith  
 Richard Lewis

- Welfare Reform Sub-Committee (6)

**Leader of the Council**  
 John Farrar  
 Glenvil Greenwood-Smith  
 Richard Lewis  
 Andy Mercer  
 Jeremy Taylor

**(b) Planning Policy Committee**

- |                                 |   |
|---------------------------------|---|
| 1. Appointment of Chairman      | David Brackenbury   |
| 2. Apologies                    | Michael Finch, Sylvia Hughes, Bob Nightingale and Jake Vowles |
| 3. Appointment of Vice-Chairman | Tony Boto   |

**(c) Scrutiny Committee**

- |                                 |  |
|---------------------------------|--|
| 1. Appointment of Chairman      | Phillip Stearn   |
| 2. Apologies                    | Derek Capp, Michael Finch, Sylvia Hughes, Jake Vowles and Colin Wright |
| 3. Appointment of Vice-Chairman | Sarah Peacock  |

**(d) Development Control Committee**

- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. Appointment of Chairman      | Pauline Bradberry JP           |
| 2. Apologies                    | Derek Capp and Bob Nightingale |
| 3. Appointment of Vice-Chairman | Gill Mercer                    |

**(e) Licensing Committee**

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Appointment of Chairman | Glenn Harwood MBE                 |
| 2. Apologies               | Sylvia Hughes and Bob Nightingale |



3. Appointment of Vice-Chairman

Brian Northall

4. Appointment of Licensing (Liquor & Gambling) Panel

Panel of 3 trained Members to be chosen by the Democratic and Electoral Services Manager under delegated powers (now to include ward members unless they signify they do not wish to serve)

**Chairman**

## **REPRESENTATION ON OUTSIDE BODIES – APPOINTMENTS 2013/2014**

### **Economic and Community Development**

#### **CENTRAL & EAST NORTHAMPTONSHIRE C.A.B MANAGEMENT COMMITTEE (replacing Nene Valley Citizens Advice Bureau Management Committee)**

Councillor Sylvia Hughes

#### **COMMUNITY SAFETY PARTNERSHIP**

Councillor Brian Northall

#### **GROUNDWORK NORTHAMPTONSHIRE**

Councillor Gill Mercer

#### **NORTHAMPTONSHIRE ACTION WITH COMMUNITIES IN RURAL ENGLAND (ACRE)**

Councillor Steven North

#### **NORTHAMPTONSHIRE ENTERPRISE PARTNERSHIP**

Councillor Eloise Lucille

#### **OUNDLE & THRAPSTON YOUTH COUNSELLING (CHAT)**

Councillor Rupert Reichhold

#### **WELLAND MARKET TOWNS GROUP**

Councillor Phillip Stearn (Reserve – Councillor Richard Lewis)

#### **WELLAND PARTNERSHIP BOARD**

Councillor Glenvil Greenwood-Smith (Reserve - Councillor Steven North)

### **Educational**

#### **UNIVERSITY OF NORTHAMPTON COURT**

Chairman of the Council (Ex Officio)

### **Health Facilities**

#### **HEALTHIER COMMUNITIES SCRUTINY COMMITTEE - NORTHANTS COUNTY COUNCIL**

Councillor Marian Hollomon

#### **KETTERING GENERAL HOSPITAL: FOUNDATION TRUST**

Vacancy

### **Housing**

#### **SUPPORTING PEOPLE**

Councillor Rupert Reichhold

### **Leisure/Tourism**

#### **CULTURAL AND COMMUNITY PARTNERSHIPS (CCP)**

Councillor Glenvil Greenwood Smith (Observer)

**(DESTINATION) NENE VALLEY BOARD**

Councillor Sarah Peacock

**EAST MIDLANDS MUSEUM SERVICE**

Councillor Dudley Hughes JP

**NORTHAMPTONSHIRE SPORTS PARTNERSHIP**

Councillor Steven North

**STANWICK LAKES MANAGEMENT BOARD**

Councillors Glenvil Greenwood-Smith, Dudley Hughes JP and Richard Lewis.  
(Reserves: Councillors Sylvia Hobbs and Robin Underwood)

**Planning and the Environment**

**CPRE (CAMPAIGN TO PROTECT RURAL ENGLAND – EXECUTIVE COMMITTEE OF COUNTY BRANCH)**

Councillor Tony Boto

**EAST NORTHAMPTONSHIRE GROUNDS MAINTENANCE CONSORTIUM**

Councillor Tony Boto

**NORTH NORTHAMPTONSHIRE DEVELOPMENT COMPANY**

Councillor Eloise Lucille (Reserve: Councillor Steven North)

**NORTHAMPTONSHIRE WASTE PARTNERSHIP MANAGEMENT BOARD**

Councillors Glenn Harwood MBE and Richard Lewis

**RIVER NENE REGIONAL PARK COMPANY BOARD**

Councillor Glenvil Greenwood-Smith

**ROCKINGHAM MOTOR SPEEDWAY – ROCKINGHAM FORUM**

Councillors Pauline Bradberry JP and Roger Glithero JP

**Regional/County Local Government**

**EAST MIDLANDS LEADERS BOARD/EAST MIDLANDS COUNCILS (replacing East Midlands Regional Assembly and Local Government East Midlands)**

Councillor Steven North (Substitutes: Councillors Richard Lewis and Glenn Harwood MBE)

**FOURTH OPTION SPECIAL INTEREST GROUP**

Councillor Phillip Stearn

**LOCAL GOVERNMENT ASSOCIATION**

Councillor Steven North (Substitute: Councillor Glenn Harwood MBE)

**LOCAL GOVERNMENT ASSOCIATION - RURAL COMMISSION**

Councillors Pauline Bradberry JP and Rupert Reichhold (Substitute Jeremy Taylor)

**NORTHAMPTONSHIRE PARKING COMMITTEE**

Councillor Gill Mercer (Substitute – Cllr Pauline Bradberry JP)

**NORTHAMPTONSHIRE OVERVIEW & SCRUTINY BOARD**

Chairman and Vice-Chairman of the Scrutiny Committee (reflecting minute 459 – 15 April 2009)

**NORTHAMPTONSHIRE PARTNERSHIP**

Councillor Steven North (Substitute – Councillor Glenn Harwood MBE)

**NORTHAMPTONSHIRE POLICE AND CRIME PANEL**

Councillor Brian Northall (Reserve – Councillor Gill Mercer)

**SPARSE**

Councillor Rupert Reichhold

**Grant Related**

**COMMUNITY LAW SERVICE**

Councillor Brian Northall

**SERVE MANAGEMENT BOARD**

Councillor Rupert Reichhold

**SERVICE SIX**

Councillor Richard Lewis

# DEVELOPMENT CONTROL COMMITTEE

Date: 22 May 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
Glenn Harwood MBE	Anna Sauntson
Marika Hillson	Phillip Stearn
Dudley Hughes JP	Robin Underwood
Barbara Jenney	Peter Wathen
Andy Mercer	

## 16. MINUTES

The minutes of the meeting held on 1 May 2013 were approved and signed by the Chairman.

## 17. APOLOGIES FOR ABSENCE

An apology was received from Councillor Bob Nightingale

## 18. DELEGATIONS TO HEAD OF PLANNING

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

EN/12/00555/EXT	Slipe Clay Pit Landfill Site, Kingscliffe
12/01614/FUL	Herne Road,
13/00135/OUT	14 Lowick Lane, Aldwinkle
13/00278/NCC	Oundle Road, Upper Benefield (Quarry consultation)
12/01993/FUL	Chelveston Energy Park (Solar Farm)

### RESOLVED:

That the contents of the report be noted.

## 19. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, a table itemising current S106 agreements was supplied to the committee.

Members enquired as to why the S106 agreement in respect of Rushden Lakes was not included in the schedule. In response, the Interim Head of Planning Services confirmed that this item will be included on the list following the Secretary of State's decision on the application later in the year.

The committee consented to extensions of time for two agreements (EN/11/1234/FUL and EN/07/00062/OUT) until the end of June 2013.

**RESOLVED:**

1. That the contents of the report be noted.
2. That consent be given to extend the time limit for two agreements (EN/11/1234/FUL and EN/07/00062/OUT) until 30 June 2013.

**20. 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>
Councillors Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock and Robin Underwood	EN/12/00010/FUL	Members of Yes to Rushden Lakes Action Group		Yes
Councillors Marika Hillson and Anna Sauntson	EN/12/00010/FUL	Had written to the Secretary of State expressing support for the application		Yes

Councillors Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock and Robin Underwood left the meeting whilst the relevant item was considered.

**b) Informal Site Visits**

Councillor Roger Glithero advised that he was acquainted with the site at Main Road, Collyweston (EN/13/00626/VAR).

**21. PUBLIC SPEAKERS**

The following people spoke on the items as indicated: -

- i) **Mr Kevin Larkin** - EN/12/01078/FUL – Erection of new two/three storey six bed dwelling on redundant land – OP1619 SP9775 Addington road, Ringstead (Agent for Applicant)

## **22. 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) 12/00010/FUL – Land adjacent Skew Bridge Ski Slope, Northampton Road, Rushden. NN10 6AP (page 19)**

The committee considered a report requesting variations to the S106 agreement in respect of the Rushden Lakes application, which Members had previously considered at a meeting on 10 October 2012.

It was reported that in Northamptonshire County Council's ongoing review and programming of public transport, it had had proposed a change in the original agreement to secure a bus service operating every half hour between Rushden and Higham Ferrers. The county council had therefore proposed an alteration to the S106 provision to make secure a minimum service hourly, which it considered to be sufficient in order to service the site and ensure that the development would be sustainable. It was noted that the S106 agreement would also contain a clause requiring the county council to use best endeavours to secure the half hour service, subject to the funding being available.

It was further reported that an amendment to the S106 agreement had been sought by the developer in respect of access to community facilities, specifically in respect of the timing of the provision of a boathouse for Skew Bridge Lake, and access by community groups. Members also asked the Interim Head of Planning to discuss with the applicant the possibility of including a representative from Higham Ferrers on the Liaison Group

The committee **agreed to approve** the minor variations to the heads of terms of the s106 agreement for the application.

### **(ii) 12/01078/FUL – OP1619 SP9775 Addington Road, Ringstead (page 19)**

The Committee considered an application for the erection of a new two/three-storey six bedroom dwelling on redundant land. The application was brought before the committee as it proposed a new dwelling in the open countryside.

Members noted the comments of the applicant's agent in respect of the report and further noted the officer's response to those comments. The committee gave lengthy consideration to the application and concluded that, whilst the dwelling may be considered innovative or exceptional in itself, it would still be contrary to the National Planning Policy Framework (NPPF), as it would not be sensitive to the defining characteristics of the local area.

The Committee **agreed to refuse** the application, with authority to agree the precise wording of the decision notice delegated to the Interim Head of Planning Services, in consultation with the Chairman, Vice-Chairman, the Development Control Ward Member and the Ward Councillor for Woodford.

**(iii) 12/02038/FUL – 19 High Street, Irthlingborough, Northamptonshire. NN9 5TE (page 20)**

This application was withdrawn from the agenda in order for a further noise and odour assessment to be undertaken.

**(iv) 13/00626/VAR - 85 Main Road, Collyweston, Northamptonshire. PE9 3PQ (page 22)**

An application was considered for the variation of Conditions 9 and 11 (to enable the installation of electronic gates) to planning permission 07/02301/FUL for the erection of two detached dwellings which was dated 20 August 2008. The application had been submitted to the committee as the previous applications on the site had been determined by members.

The committee had due regard to the representations received from local residents and Collyweston Parish Council, which were detailed in the update sheet.

Members expressed concern that no adverse comments were received from the Highways Authority in respect of this application and outlined a number of potential scenarios which could compromise road safety if the application were approved.

The Committee **agreed to defer** the application to enable the Interim Head of Planning Services, the Chairman and Vice-Chairman and Ward Member to agree a detailed list of questions regard highway safety issues and to seek answers from the Highways Authority in order to address specific concerns in respect of road safety.

**(v) 13/00556/NCC – Willowbrook Industrial Estate, Shelton Road, Corby, Northamptonshire (page 20)**

The Committee considered a Scoping Opinion for the creation of an anaerobic digestion facility and facility of advanced conversion technologies incorporating pyrolysis at the above site. The consultation from Northamptonshire County Council had been referred to the Committee in accordance with ENC's scheme of delegation as the development is likely to significantly affect the District. A planning application had not yet been submitted for the proposed development and the current consultation only sought input on the "scope" of the Environmental Impact Assessment that would have to be undertaken to accompany any future planning application.

The Committee **agreed** that Northamptonshire County Council be advised that ENC had no objection to the approach taken in the scoping opinion, subject to the inclusion of visual information, an assessment of the impact of odour, a noise assessment and a detailed traffic assessment as part of the Environmental Impact Assessment.

**(vi) 13/00624/EXT – Cooks Hole, Thornhaugh, Peterborough (page 21)**

The committee considered a consultation from Peterborough City Council in respect of an application submitted for the variation of condition C11 of planning permission 12/01545/WCMM dated 25 January 2013 to amend the operating hours at the above premises. The application had been brought before the committee as Members had shown interest in the site previously.



The Committee **agreed** that Peterborough City Council be advised that ENC had no objection to the proposed variation of condition.

**(vii) 13/00625/EXT – Cooks Hole, Thornhaugh, Peterborough (page 22)**

The committee considered a consultation from Peterborough City Council in respect of an application submitted for the variation of condition C11 of planning permission 12/01544/WCMM dated 25 January 2013 to amend the operating hours at the above premises. The application had been brought before the Committee as Members had shown interest in the site previously.

The Committee **agreed** that Peterborough City Council be advised that ENC had no objection to the proposed variation of condition.

**(viii) 13/00726/EXT – Land West of Bicton Industrial Park, Kimbolton, Huntingdon (page 22)**

The Committee considered a consultation from Huntingdonshire District Council in respect of an application for the erection of three wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane hard-standings, control building, construction compound and meteorological mast. This consultation had been reported to the Committee due to the impact the development could have on the East Northamptonshire District and as the Committee has considered an earlier consultation for the same site in 2010.

The Committee **agreed** to advise Huntingdonshire District Council that ENC strongly objects to the application, as the proposal would have an unacceptable cumulative impact on the landscape of East Northamptonshire and surrounding areas, particularly in terms of sequential views when travelling through the area. The committee also had due regard to the Planning Inspector's comments when dismissing an appeal against a previous refusal of an application in respect of the effect on landscape and visual amenity, the effect on setting of conservation areas and listed buildings and the impact on living conditions.

**23. APPEAL DECISION MONITORING REPORT**

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on one appeal decision from the Planning Inspectorate between 15 April 2013 and 3 May 2013.

**24. VERBAL REPORT OF THE INTERIM HEAD OF PLANNING SERVICES**

The Chairman invited the Interim Head of Planning Services to provide the committee with an update in respect of the legislative position regarding changes to householder permitted development rights.

The Government had laid the statutory instruments enabling the introduction of the new regulations regarding permitted development to become effective for three years from 30 May 2013. The effect of the changes would enable 8m extensions to detached properties and 6m extensions to all other types of property.

Individuals seeking to undertake such extensions would be required to notify the Local Planning Authority, which would ensure that adjoining properties were notified of the

proposed development. The new rules only permit objections on grounds of amenity, and if neighbouring properties chose to object, officers from the Local Planning Authority would determine the case only on grounds of amenity. From the date that the notification was received, there would be 42 days in which to consider the matter. If a decision had not been reached within that period, the proposal would be automatically approved.

In view of the way the changes proposed were to be implemented, the Interim Head of Planning Services advised that it would not be possible to consult with town and parish councils on such cases, as the Local Planning Authority would not be able to have any regard to its comments. Councillors would be advised of such matters through the weekly list of applications. It was confirmed that a Member Briefing Note would be issued in due course to advise all councillors of the changes that would come into effect at the end of the month.

**RESOLVED:**

That the verbal report be noted.

**Chairman**

**List of Applications Determined By  
DEVELOPMENT CONTROL COMMITTEE - 22 May 2013**

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**12/00010/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>23 December 2011</b>	<b>19 January 2012</b>	<b>19 April 2012</b>	

Applicant **LXB RP (Rushden) Limited**

Agent **JR Consulting - Mr John Rose**

Location **Land Adjacent Skew Bridge Ski Slope, Northampton Road, Rushden, Northamptonshire.**

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Proposal **Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop**

**Decision Secretary of State Decision**

**Recommended revisions to the Section 106 Agreement were accepted.**

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**12/01078/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>29 June 2012</b>	<b>3 July 2012</b>	<b>28 August 2012</b>	

Applicant **Mr Michael Northen**

Agent **Form Design - Mr James Kenyon**

Location **OP1619 SP9775, Addington Road, Ringstead, Northamptonshire.**

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Proposal **Erection of a new two/three-storey six bed dwelling on redundant land**

**Decision The recommendation was overturned and planning permission refused. The precise wording of the refusal reason delegated to the head of Planning in consultation with the Chairman, Vice Chairman, Planning Ward Member and Ward Member.**

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12/02038/FUL

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Date received	Date valid	Overall Expiry	Ward
<b>19 December 2012</b>	<b>20 March 2013</b>	<b>15 May 2013</b>	

Applicant **Resham Plc**

Agent **GA&A Design - Mr Sundeep Bhavra**

Location **19 High Street, Irthlingborough, Northamptonshire, NN9 5TE.**

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Proposal **Proposal for change of use to ground floor from A1 (Retail) to A5 (Hot Food Takeaway) use, creation of extraction duct at the rear and installation of an air conditioning unit**

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**Decision** **Withdrawn from agenda as ENC Environmental department has requested a further noise and odour assessment.**

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13/00556/NCC

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Date received	Date valid	Overall Expiry	Ward
<b>4 April 2013</b>	<b>4 April 2013</b>	<b>25 April 2013</b>	

Applicant **Entran Limited**

Agent **Northamptonshire County Council - Mr P Watson**

Location **Willowbrook Industrial Estate Shelton Road, Corby, Northamptonshire,**

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Proposal **Consultation on Scoping Opinion for creation of an anaerobic digestion facility and facility of advanced conversion technologies incorporating pryoysis**

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**Decision** **No Objection (Consultation Response)**

**Conditions/Reasons:**

That NCC be advised that East Northamptonshire Council have no objection to the approach taken in the submitted scoping opinion, subject to the following issues being included as part of the Environmental Impact Assessment:

**Visual**

Further, more detailed information (including photomontages and visual mock-up's of the site and local landscape) detailing the likely visual impact of the development should be submitted. An appropriate landscaping scheme/assessment should be submitted demonstrating a commitment towards providing planting or other sympathetic screening.

**Odour**

The impact of odour needs to be assessed, with particular regard to the previously permitted development at the neighbouring Priors Hall site. The EIA should seek to assess the cumulative impacts from odours from other sites close by. Potential impacts have been identified in section 5.8 of the scoping report and the assessments proposed in following sections of the document should produce a robust assessment of the likely impact on air quality during construction and operation of the site.

ENC Committee Members referred to the odour problems that are experienced as a result of the similar facility on Avenue Road, just over the county border in Bedfordshire.

#### Noise

A noise assessment should be submitted with the planning application and the methodology for the noise assessment should be agreed with the relevant local authority prior to submission and the assessment shall take into account the nearby Priors Hall development.

#### Traffic

A detailed Traffic Assessment should be submitted which predicts the likely traffic increase, the cumulative impact of this and other sites in the vicinity and the likely impact that the proposed development may have on the district of East Northamptonshire. The assessment should consider a routing agreement to minimise the impact on local village roads for HGV movement associated with the development.

ENC Committee Members were particularly concerned that the impact of traffic on Gretton Brook Road and through Deene was considered.

The impact of traffic movements should also extend to ensuring that waste lorries are covered.

#### Other

The impact on wildlife and biodiversity in the East Northamptonshire district would need to be examined through the submission of an Ecology Assessment. An appropriate assessment with regards to the impact of the development on neighbouring private water supplies, in accordance with advice given in the NPPF. An archaeological survey shall be undertaken and its findings reported as part of the planning application particulars. A light pollution survey should be submitted which examines the cumulative impact of the proposed development and others (existing and planned) in the surrounding area.

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**13/00624/EXT**

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Date received	Date valid	Overall Expiry	Ward
<b>15 April 2013</b>	<b>15 April 2013</b>	<b>6 May 2013</b>	

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

Location **Cooks Hole, Thornhaugh, Peterborough,**

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Proposal **Variation of condition C11 of planning permission 12/01545/WCMM dated 25.1.13 to amend operating hours**

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**Decision Query/Consultation Answered**

**Conditions/Reasons: No objection**

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13/00625/EXT

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Date received	Date valid	Overall Expiry	Ward
<b>15 April 2013</b>	<b>15 April 2013</b>	<b>6 May 2013</b>	

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

Location **Cooks Hole, Thornhaugh, Peterborough.**

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Proposal **Variation of condition C11 of planning permission 12/01544/WCMM dated 25.1.13 to amend operating hours**

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**Decision Query/Consultation Answered**

**Conditions/Reasons: No objection.**

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13/00626/VAR

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Date received	Date valid	Overall Expiry	Ward
<b>16 April 2013</b>	<b>16 April 2013</b>	<b>11 June 2013</b>	

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

Agent **Mr Mike Sibthorp - Mike Sibthorp Planning**

Location **85 Main Road, Collyweston, Northamptonshire, PE9 3PQ.**

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Proposal **Variation of Conditions 9 and 11 (to enable the installation of electronic gates) to planning permission 07/02301/FUL Erection of two detached dwellings dated 20/08/2008**

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**Decision Deferred for further advice from NCC about specific highway questions raised by committee.**

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13/00726/EXT

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Date received	Date valid	Overall Expiry	Ward
<b>29 April 2013</b>	<b>29 April 2013</b>	<b>20 May 2013</b>	

Applicant **Broadview Energy Developments Ltd - Mr T Cosgrove**

Agent **Huntingdonshire District Council - Mrs Jennie Parsons**

Location **Land West Of Bicton Industrial Park Kimbolton Huntingdon**

---

Proposal **Erection of three wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane hardstandings, control building, construction compound and meteorological mast**

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**Decision Query/Consultation Answered Strong Objection.**

Date received	Date valid	Overall Expiry	Ward
<b>29 April 2013</b>	<b>29 April 2013</b>	<b>20 May 2013</b>	

Applicant **Broadview Energy Developments Ltd - Mr T Cosgrove**

Agent **Huntingdonshire District Council - Mrs Jennie Parsons**

Location **Land West Of Bicton Industrial Park Kimbolton Huntingdon**

---

Proposal **Erection of three wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane hardstandings, control building, construction compound and meteorological mast**

---

**Decision Query/Consultation Answered Strong Objection.**

**Conditions/Reasons:**

1. The impact on East Northamptonshire's road network was highlighted as a concern. If approval is given please impose a condition that a Traffic Management Plan be submitted and approved, and overseen by (amongst others) Northamptonshire County Council.
2. East Northamptonshire Council would also wish to support Huntingdonshire District Council in their aim to ensure that the character of the sensitive Kym Valley is not unacceptably harmed, particularly given that the Planning Inspector previously found that the earlier wind farm proposal would be harmful in this respect.
3. Despite the smaller number of turbines and their slight relocation, the proposal would still have an unacceptable cumulative impact on the landscape of East Northamptonshire and surrounding areas, particularly in terms of sequential views when travelling through the area, particularly given the many additional wind turbines that have recently gained approval in the wider area.

# POLICY & RESOURCES COMMITTEE

Date: 10 June 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

Richard Lewis	(Chairman)
Glenvil Greenwood-Smith	(Vice-Chairman)
Steven North	(Leader of the Council)
Glenn Harwood MBE	(Deputy Leader of the Council)
Peter Baden	Dudley Hughes JP
Wendy Brackenbury	Andy Mercer
John Farrar	Rupert Reichhold
Roger Glithero JP	Jeremy Taylor
Marika Hillson	

## 25. MINUTES

The minutes of the meeting held on 8 May 2013 were approved and signed by the Chairman.

## 26. APOLOGIES FOR ABSENCE

Apologies were received from Councillors David Brackenbury and Sue Homer.

## 27. DECLARATIONS OF INTEREST

Councillor/Officer	Item	Nature of Interest	DPI	Other Interest
Wendy Brackenbury, Andy Mercer and Dudley Hughes JP	12 – Northamptonshire County Council Residual Waste Contract	Member of Northamptonshire County Council		Yes
John Farrar	6 – Voluntary Sector Grants 2014-17	Personal involvement in the Voluntary Sector		Yes
John Farrar	9 – Public Health Funerals	Conducts funeral services		Yes
Andy Mercer	5a – Waste and Recycling Working Party	Member of Rushden Town Council		Yes



Andy Mercer	6 – Charging for Housing Act Enforcement Notices	Assistant Cabinet Member at Northamptonshire County Council	Yes
Andy Mercer	9 – Public Health Funerals	Has relationship with company that may have tendered for the contract	Yes

**28. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

There were no questions received.

**29. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES**

**(a) Waste and Recycling Working Party – 30 April 2013**

The minutes of the meeting of Waste and Recycling Working Party held on 30 April 2013 were received and approved.

**30. CHARGES FOR HOUSING ACT ENFORCEMENT NOTICES**

The committee considered a report from the Environmental Protection Manager recommending the introduction of charges for the service of enforcement notices under the Housing Act 2004.

The report detailed that the aim of introducing a charge would be to avoid the need to serve a notice initially, but where a person responsible refused to engage with the authority, then the officer time spent on serving an enforcement notice could be financially recovered. In view of the differences between each individual property, and the impact that had on the time spent on each case, it would not be possible to introduce an actual charge based on the hourly rate of the officer.

The committee welcomed the proposals within the report and commended the work of officer's in developing this approach.

**RESOLVED:**

- (1) That the Equalities Impact Assessment be noted.
- (2) That the introduction of charges for the following notices be approved:
  - i) Improvement and Suspended Improvement Notices (sections 11, 12 & 14)
  - ii) Prohibition and Suspended Prohibition Orders (sections 20, 21 & 23)
  - iii) Emergency Remedial action (section 40)
  - iv) Emergency Prohibition orders (section 43)
  - v) Demolition Order (section 265 Housing Act 1985)
- (3) That owner occupiers be exempt from the charging scheme.
- (4) That the Private Sector Housing Enforcement Policy be updated to take account of the charging scheme.

- (5) That authority be delegated to the Head of Environmental Services to agree the reduction or waiver of a fee.

### **31. VOLUNTARY SECTOR GRANTS 2014 – 2017**

The committee received a report from the Community Partnerships Manager which sought approval of the recommendations of the Voluntary Sector Grants Member Panel for the Voluntary Sector Grants 2014 to 2017 and the process for awarding such grants.

The council had made Voluntary Sector Grants available for the following themes covering the period from April 2011 until March 2014:

- Advice & Information – £50,000 per annum
- Counselling & Support – £20,000 per annum
- Community Transport – £20,000 per annum

Following a previous decision of the committee (minute 476/13 refers) the Voluntary Sector Grants Panel was convened and met to consider whether the themes should be retained, whether the balance of the financial sums allocated between the themes was appropriate and whether the application and award process required amendment.

#### **RESOLVED:**

- (1) That the minutes of the Voluntary Sector Grants Panel meeting held on 25 April 2013 be noted.
- (2) That the 2014-17 grants be awarded accordingly:
- (i) Advice and information – £50,000 per annum
  - (ii) Counselling and support – £20,000 per annum
  - (iii) Community transport – £20,000 per annum
- (3) That the current application and awarding process be retained and the timeline for the awarding of voluntary sector grants 2014-17 be endorsed.
- (4) That the Voluntary Sector Grants Panel submit a report to the committee meeting scheduled to be held on 2 December 2013 recommending the award of grants.

### **32. FEES AND CHARGES FOR ENVIRONMENTAL SERVICES**

The committee received a report from the Health Protection Manager that requested the approval of new and revised fees and charges for Environmental Services functions.

#### **RESOLVED:**

- (1) That the fee for a duplicate licence be set at £15.00.
- (2) That the Fees and Charges Schedule be amended to reflect the fee for Betting Premises (Excluding Track) being set at £1,358.25.

- (3) That the additional annual fees chargeable to premises for large events under the Licensing Act 2003 be included within the Fees and Charges Schedule 2013-14.
- (4) That requests for primary authority partnerships be subject to an hourly rate of £50.00.
- (5) That the fee for 10x75 litre paper sacks be set at £15.00.
- (6) That the replacement charges for a 240 litre bin and 180 litre bin be set at £26.00 and £23.00 respectively.

### **33. PUBLIC HEALTH FUNERALS**

The committee received an update report from the Environmental Protection Manager in respect of the tender process for a funeral director contract (minute 444/13 refers), which also sought approval of the Public Health Funerals Policy.

Members noted that the Public Health Funerals Policy had been amended following the comments received at the committee meeting held on 11 March 2013. It was reported that three applications had been received for the contract to provide public health funerals and this had been awarded for three years, with the option to extend for a further two years. The tender process had ensured that value for money had been achieved and had set exacting specifications and standards.

Members noted that whilst the contract had been awarded, the procurement process had not ended and consequently it was not possible to report the details of the successful tender to the meeting.

#### **RESOLVED:**

- (1) That the Public Health Funerals Policy be approved.
- (2) That the outcome of the tender process to appoint a Funeral Director be noted

### **34. DEVELOPMENT OF THE CENTRAL ADMINISTRATION UNIT FOR LICENSING**

The committee received a report from the Health Protection Manager which sought support for the development of the Northamptonshire Licensing Partnership through the utilisation of funding from the Transformational Challenge Award.

It was reported that funding was available through the Government's Transformational Challenge Award, which local authorities were able to bid for in order to deliver service transformation and efficiency savings. The Central Administration Unit was hosted by East Northamptonshire Council and processed all licences, other than taxi licences, which if encompassed as part of the unit, could realise further efficiencies.

If the authority wished to take advantage of the funding award, a joint bid setting out the innovative proposal would have to be submitted by 14 July 2013.

Members welcomed the proposal and some discussion took place in respect of the viability of developing such a model in the event of the funding award being unsuccessful. On

balance, it was felt that a further report would be required to provide assurance this would be a viable approach.

**RESOLVED:**

- (1) That, in principle, the development of the Central Administration Unit to deliver taxi licensing administration, be supported, subject to the funding bid through the Transformation Challenge Award being successful.
- (2) That authority be delegated to the Head of Environmental Services, in consultation with the Chairman of the Licensing Committee, to approve the final bid document for submission.

**35. WHEELED BIN POLICY 18 – CLINICAL AND OFFENSIVE WASTE COLLECTIONS**

The committee received a report from the Waste Manager seeking approval of an additional policy to provide a consistent approach across Northamptonshire in respect of requests for clinical and offensive waste collections.

It was reported that historically each of the Northamptonshire waste collection authorities had applied a different approach to the collection of clinical waste. The proposed policy had been prepared to address the issue and establish a common policy across the county. It was also reported that residents using the clinical waste collection service for offensive waste had been identified and provided with an additional container to facilitate the placement of such waste into the residual waste container, thereby ensuring only clinical waste would be collected as part of the dedicated clinical waste collection.

It was noted that the draft policy had been reviewed by the Waste and Recycling Working Party, which had recommended that the guidance be adopted as part of the waste and recycling collection policies.

**RESOLVED:**

That the Wheeled Bin policy additions be approved.

**36. NORTHAMPTONSHIRE COUNTY COUNCIL RESIDUAL WASTE CONTRACT**

The committee received a report from the Head of Environmental Services which sought approval of the service level agreement with Northamptonshire County Council for the treatment and disposal of residual municipal waste.

It was reported that the purpose of the service level agreement (SLA) would be to provide a clear interface between the waste collection arrangements provided by district and borough councils and the waste disposal arrangements provided by the county council. The committee had previously given agreement in principle to the SLA in July 2012 (minute 77/13 refers), and it had subsequently been refined in order to fully reflect the new contracts for the treatment and disposal of residual waste.

Members noted the financial implications associated with not signing the SLA, which would result in an annual loss of £100,000 in income, and were in agreement with the recommendation to approve the service level agreement.

**RESOLVED:**

- (1) That the service level agreement with Northamptonshire County Council for the treatment and disposal of residual municipal waste be approved.
- (2) That authority be delegated to the Chief Executive to sign the service level agreement on behalf of the council.

**37. ADOPTION OF ECONOMIC DEVELOPMENT AND TOURISM STRATEGY**

The committee received a report from the Executive Director which sought approval of the Economic Development and Tourism Strategy 2013-2016.

It was reported that the draft strategy had been the subject of consultation from 8 April until 17 May, with a total of 19 responses being received from a variety of organisations and individuals. The responses received were broadly supportive of the approach outlined in the draft strategy and many sought to add detail to specific elements. A number of amendments were made to take account of the responses received.

Members welcomed the consultation feedback and endorsed the amendments made to the strategy subsequent to the conclusion of the consultation period. A short discussion took place in respect of section 3.2.10 of the strategy and it was agreed that the words “mostly to the north of the A14” would be deleted.

**RESOLVED:**

- (1) That the comments received during the consultation on the draft strategy be noted.
- (2) That, subject to the amendment of section 3.2.10 to delete the words “, mostly to the north of the A14”, the final Economic Development and Tourism Strategy be approved.

**38. CHANGES TO COMMITTEE STRUCTURE**

The committee received a report from the Executive Director inviting consideration of ways in which councillor engagement with the organisation and policy development could be strengthened through the establishment of a working party to examine current arrangements and proposing appropriate changes.

Members were broadly supportive of the proposal to establish a working party and reaffirmed their commitment to the committee structure model of decision-making that East Northamptonshire had retained after the modernisation of governance systems introduced by the Local Government Act 2000.

**RESOLVED:**

- (1) That the draft terms of reference be approved, subject to the membership of the working party being increased to six Members.
- (2) That Councillors John Farrar, Glenn Harwood MBE, Dudley Hughes JP, Steven North, Rupert Reichhold and Jeremy Taylor be appointed as members of the working party.

**39. EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED:**

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

**40. MINUTES OF SUB-COMMITTEES & WORKING PARTIES**

**(a) Leisure Contracts Working Group**

The minutes of the Leisure Contracts Working Group held on 10 May 2013 were received.

**Chairman**

# 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.**

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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.

Date received                      Date valid                      Overall Expiry                      Ward  
**12 March 2013                      12 March 2013                      7 May 2013**

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.

# PLANNING POLICY COMMITTEE

**Date:** 17 June 2013

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

**Time:** 7.30pm

**Present:** Councillors: Tony Boto (Vice-Chairman in the chair)

<b>Glenn Harwood MBE</b>	<b>Eloise Lucille</b>
<b>Marian Hollomon</b>	<b>Gill Mercer</b>
<b>Sylvia Hobbs</b>	<b>Bob Nightingale</b>
<b>Sylvia Hughes</b>	<b>Steven North</b>
<b>David Jenney</b>	<b>Jake Vowles</b>

## **49. MINUTES**

The minutes of the meeting held on 15 April 2013 were approved and signed by the Vice-Chairman.

## **50. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor David Brackenbury.

## **51. DECLARATIONS OF INTEREST AND QUESTIONS**

There were no declarations of interest and no questions.

## **52. ISLIP CONSERVATION AREA REVIEW**

It was reported that following research being carried out into the potential for a conservation area within the village of Islip, a proposed conservation area boundary plan along with a supporting conservation area appraisal and management plan had been prepared for public consultation. The proposal would then be subject to a ten week consultation period, after which a further report would be submitted to the Committee and consultation responses would be considered.

Members raised the following issues and questions:

- The methodology for identifying “positive buildings” in the Character Appraisal report (Appendix 2) and whether the public could propose other “positive buildings”
- The reasoning for the inclusion of large areas of undeveloped land within the proposed boundary
- The need to seek Parish Council views about the proposed designation
- The impact of proposals on existing features such as satellite dishes

In response to questions from Members, for example, regarding the intrusive impact of some modern features within conservation areas, the Planning Policy and Conservation Manager undertook to circulate advice to the Planning Policy Committee Members relating to the impact that designating a conservation area would have for existing properties.

**RESOLVED:**

That public consultation on the Islip Conservation Area proposals be approved

(Reason - To accord with legislation)

**53. DRAFT INTERIM HOUSING POLICY STATEMENT ON HOUSING REQUIREMENTS IN THE NORTH NORTHAMPTONSHIRE HOUSING MARKET AREA**

Andrew Longley of the North Northamptonshire Joint Planning Unit (JPU) attended the meeting for consideration of this item.

It was reported that delays to the timetable for the preparation of an updated Local Plan for North Northamptonshire had resulted in the JPU and constituent local planning authorities (including East Northamptonshire Council) considering possible approaches for the shorter term. It was proposed to prepare an Interim Housing Policy Statement (IHPS), tied to the adopted (2008) North Northamptonshire Core Spatial Strategy (CSS). The role of the interim statement would be to:

1. Update Policy 7/Table 3 of the existing CSS
2. Identify the current “objectively assessed need” for housing, as required by the National Planning Policy Framework (NPPF).
3. Identify the 5-year housing land supply against the latest “objectively assessed” housing needs data.

On 14 March 2013, the Joint Planning Committee had expressed its support for the preparation of a North Northamptonshire IHPS as the preferred short-term option. It was confirmed that the JPU had now agreed the IHPS for consultation and each constituent Council was being asked to consider it.

The latest (2011) Department of Communities and Local Government (CLG) interim housing projections 2011-2021 were summarised to the Committee. The Committee welcomed the reduction in the number of dwellings allocated to the District to more realistic targets, moving away from the former Milton Keynes and South Midlands Sub-Regional growth agenda. The emerging Rushden East urban extension proposal was also cited as a means of highlighting local aspirations for growth in appropriate locations.

The relationship between employment (job creation targets) and housing need was emphasised and whilst East Northamptonshire had fared better than the three other Authorities within the North Northamptonshire area in employment provision over recent years, it was noted that employment provision in East Northamptonshire over the past 20-30 years had been reduced significantly, particularly as a result of the decline in the shoe manufacturing industry.

**RESOLVED:**

- i) That the latest (2011) CLG household projections and draft IHPS for East Northamptonshire be noted and the approach of the North Northamptonshire IHPS be endorsed and it is confirmed that no further strategic allocations are required in the plan period up to 2021.
- ii) That the Council's commitment as part of the Joint Core Strategy (JCS) review to support the designation of Rushden East as a strategic location for growth in the

emerging JCS review and to work with Rushden Town Council on the preparation of a master plan for the area be reaffirmed.

*(Reason – to identify the most preferable way forward for the Local Plan in response to the delays to this process arising from the Secretary of State’s “call in” of the Rushden Lakes application)*

**54. HIGHAM FERRERS AND OUNDLE NEIGHBOURHOOD PLANS: NEIGHBOURHOOD PLAN AREA BOUNDARIES**

It was reported that the statutory consultation for the Higham Ferrers and Oundle Neighbourhood Plan boundaries had taken place over a six week period from 18 February to 1 April 2013 in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012. The consultation had invited comments as to whether there was any reason why the District Council should not make designations in respect of Higham Ferrers and Oundle and a summary of the responses received was considered.

**RESOLVED:**

That the (whole parish) Neighbourhood Plan area boundaries for Higham Ferrers and Oundle, put forward in the two formal notices of application for the designation of these Neighbourhood Areas (Minute 402-13 February 2013 refers) be endorsed

*(Reason – to enable Higham Ferrers and Oundle Town Councils to progress with the preparation of their respective Neighbourhood Plans)*

**55. PLANNING POLICY AND CONSERVATION UPDATE**

The Committee considered a report of the Planning Policy and Conservation Manager providing updates on the North Northamptonshire Joint Core Strategy review, the Four Towns Plan, community progress on Neighbourhood Plans and other key areas of planning policy and conservation work.

The Planning Policy and Conservation Manager reported that a detailed project plan for the submission of reports to the Committee’s Working Parties was currently being drafted and further information was expected to be reported to the next meeting. It was also noted that Chelveston cum Caldecott Parish Council had now confirmed their intention to progress with a Neighbourhood Plan.

**RESOLVED:**

That current progress be noted.

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

**Chairman**

# JOINT STANDARDS COMPLAINTS COMMITTEE

**Date:** 19 June 2013  
**Venue:** East Northamptonshire House, Cedar Drive, Thrapston  
**Time:** 7.30pm  
**Present:** Councillor Andy Mercer (East Northamptonshire Council) (Chairman)

**East Northamptonshire Councillors:**

Bob Nightingale  
David Jenney  
Gill Mercer

**Town and Parish Councillors:**

David Coleman (Rushden Town Council)  
John Greig (Titchmarsh Parish Council)  
Arthur Whittaker (Yarwell Parish Council)

Vivienne Barnard – Independent Person

## **56. CONFIRMATION OF APPOINTMENT OF CHAIRMAN**

It was noted that Councillor Andy Mercer had been appointed as Chairman of the Committee for 2013-14 at the ENC Annual Council meeting in May. In order to meet the requirements of the ENC Constitution regarding the appointment of the Chairman of this Committee set out in Article 9.03, the Committee was asked to confirm the appointment.

**RESOLVED:**

That Councillor Andy Mercer be appointed Chairman of the Joint Standards Complaints Committee for the year 2013-14.

## **57. APPOINTMENT OF VICE-CHAIRMAN**

**RESOLVED:**

That Councillor Arthur Whittaker be appointed Vice-Chairman of the Joint Standards Complaints Committee for the year 2013-14

## **58. CHANGES TO MEMBERSHIP OF THE COMMITTEE AND APPOINTMENTS**

It was noted that Councillor Roy Jakeman had ceased to be a member of the Committee following his resignation as a member of Thrapston Town Council and had been replaced on the Committee by Councillor David Coleman, a member of Rushden Town Council.

It was also noted that Mr Andrew Sortwell had been appointed as the Reserve Independent Person for dealing with complaint matters.

#### **59. MINUTES**

The minutes of the meeting of the Joint Standards Complaints Committee held on 30 January 2013 were approved and signed by the Chairman.

#### **60. APOLOGIES FOR ABSENCE**

Apologies for absence were received from ENC Councillors Pauline Bradberry JP and Brian Northall; Town and Parish Councillors Mike Clements (Raunds Town Council) Fiona Cowan (Collyweston Parish Council) Paul King (Oundle Town Council) Derek Lawson (Higham Ferrers Town Council) and Andrew Sortwell (the Reserve Independent Person).

The Monitoring Officer reported that ENC Councillor Michael Finch had recently resigned from the Council and as a result, there was an ENC vacancy on the Committee. This would be considered once the election for the vacancy on the Council had been held on 25 July 2013.

#### **61. DECLARATIONS OF INTEREST AND QUESTIONS**

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

#### **62. REQUESTS FOR DISPENSATIONS**

The Monitoring Officer reported that no requests for Dispensations had been received since the last meeting of the Committee.

#### **63. ACTIVITY REPORT OF THE MONITORING OFFICER**

The Monitoring Officer submitted a report outlining activity in relation to the Standards Framework in the period January to June 2013.

It was noted that the 94% return of Registers of Interest from Town and Parish Councils was particularly good in comparison to other Districts. Two Parish Councils were noted to have made poor returns. Following contact from the Monitoring Officer, the Clerk to Deene Parish Council was chasing the completion of returns by these Parish Councillors. The Monitoring Officer would also be contacting Tywell Parish Council as no returns had been received from that Council. There were also a small number of outstanding returns from Irthlingborough and Rushden Town Councils which appeared to be a result of recent co-options to those Councils which had not been communicated to the Monitoring Officer.

All Town and Parish Councils in the District had now adopted a Code of Conduct, with five choosing to adopt the National Association of Local Councils Code and the remainder the ENC Code.

A summary of four complaints which had been addressed under the current process was submitted. The Committee noted the role that mediation could have in addressing complaints, but expressed some concern at the cost involved, with the provider with whom

the Council had a contract charging £425 per case. The Monitoring Officer sought the Committee's views on how far ENC should go in seeking to recharge costs to Town and Parish Councils where the complaint was against one of their Members. However, the Committee were also concerned that this could represent a significant proportion of a Parish Council's budget and there was a risk that individual Members might not properly defend an allegation to avoid their Council incurring significant costs. In view of the cost implications of using a mediation service, Mrs Barnard, the Independent Person, enquired whether there were suitable "in-house" mediation facilities available as most cases would not require high-level mediation skills.

It was noted that ENC was under a legal duty to provide the Monitoring Officer with the necessary resources to carry out statutory functions. The Chairman suggested that a report should be submitted to ENC's Policy and Resources Committee seeking the approval of an appropriate budget to fund mediation and investigation costs if required by the Monitoring Officer. The Monitoring Officer would report back to the Committee on the legal and other implications of recharging Town and Parish Councils for mediation work to address complaints against Town and Parish Councillor, together with options for providing mediation services.

The Council's Independent Person (Mrs Vivienne Barnard) had attended a workshop for people carrying out the role and a summary of the issues covered was submitted.

The Monitoring Officer reported that three training sessions had been held for Town and Parish Councils on the current Standards Framework. The Committee expressed their concern that some Town and Parish Councillors were not availing themselves of the training being offered and were therefore not properly acquainted with the requirements of the Standards Framework.

**RESOLVED:** That

- i) The report be noted
- ii) The Monitoring Officer be authorised to secure the necessary funding for the provision of mediation services to address complaints made under the Standards Framework from underspends in the ENC budget.

#### **64. REVIEW OF STANDARDS ARRANGEMENTS**

The Monitoring Officer submitted a report providing details of the changes to the definitions in the Nolan Principles of Public Life which would require the ENC Code of Conduct to be reviewed to ensure compatibility. The changes were not so significant as to make wholesale changes to the Code a necessity.

It had been agreed when the current complaint assessment arrangements had been adopted that a review would be carried out after 12 months to ensure that the arrangements were working appropriately. There had, however, been only a few complaints assessed under the current arrangements.

The Committee were of the view that as there had been so few issues raised under the current Standards Framework, more evidence needed to be gathered before a review was carried out.

**RESOLVED:**

That a review of the ENC Code of Conduct and complaints process be carried out in 12 months' time.

**Chairman**