

# DEVELOPMENT CONTROL COMMITTEE

Date: 4 September 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Wendy Brackenbury	Ron Pinnock
Derek Capp	David Read
Roger Glithero JP	Anna Sauntson
Glenn Harwood MBE	Philip Stearn
Andy Mercer	Robin Underwood
Bob Nightingale	Peter Wathen
Brian Northall	

## 132. MINUTES

The minutes of the meeting held on 14 August 2013 were approved and signed by the Chairman.

## 133. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Dudley Hughes and Barbara Jenney.

## 134. 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	Slippe Clay Pit Landfill Site, Kingscliffe
EN/12/01614/FUL	Herne Road,

### RESOLVED:

That the contents of the report be noted.

## 135. 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 and circulated an updated 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.

Members considered a request for an extension in respect of EN/12/01368/FUL (Glaphorn Road, Oundle) until the end of October 2013.

**RESOLVED:**

1. That the report be noted.
2. That an extension until 31 October 2013 be approved in respect of EN/12/01368/FUL.

**136. 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>
Councillor Peter Wathen	EN/10/01428/FUL	Had previously been a customer of the business		Yes
Councillor Bob Nightingale	EN/12/01786/FUL	Personal acquaintance of the applicant		Yes
Councillor Andy Mercer	EN/13/00879/FUL	Assistant Cabinet Member for Public Protection (including Fire and Rescue Services) for Northamptonshire County Council		Yes

**(b) Informal Site Visits**

Councillor Underwood indicated that he had undertaken an informal site visit in respect of application EN/13/01058/OUT (171 Bedford Road, Rushden).

**137. PUBLIC SPEAKERS**

The following people spoke on the items as indicated: -

- i) Val Coleby - EN/13/01040/FUL, Lyveden Farm, Fotheringhay Road, Nassington, Peterborough PE8 6QX (Agent for Objector)
- ii) Mrs Jane Baile - EN/13/01040/FUL, Lyveden Farm, Fotheringhay Road, Nassington, Peterborough PE8 6QX (In Support)
- iii) Mr Peter Mee – EN/13/01040/FUL, Lyveden Farm, Fotheringhay Road, Nassington, Peterborough PE8 6QX (Applicant)
- iv) Mr Alan Burns – EN/13/01040/FUL, Lyveden Farm, Fotheringhay Road, Nassington, Peterborough PE8 6QX (Chairman of Nassington Parish Council)
- v) Mr John Gibbison – EN/13/00630/FUL, 30 Woodnewton Road, Nassington, Peterborough PE8 6QQ (Applicant)
- vi) Mr D Coles – EN/10/01428/FUL, Raunds Town football Club, London Road, Raunds Northamptonshire NN9 6EQ (Applicant)

- vii) Councillor Tony Boto – EN/10/01428/FUL, Raunds Town Football Club, London Road, Raunds Northamptonshire NN9 6EQ (District Councillor)
- viii) Councillor Glenvil Greenwood-Smith – EN/10/01428/FUL, Raunds Town Football Club, London Road, Raunds Northamptonshire NN9 6EQ (District Councillor)
- ix) Mr James Bailey – EN/12/01786/FUL – Glebe Meadow, Ditchford Lock, Ditchford Lane, Rushden (Agent for Applicant)
- x) Erica Whettingsteel, - EN13/00879/FUL, Chapel Farm Buildings, The Green, Ashton, Northamptonshire PE8 5LD (Agent for Applicant)
- xi) Erica Whettingsteel, - EN/13/01076/VAR, Tansor Grange Barns, Tansor Wold Road, Tansor, Peterborough PE8 6UY (Agent for Applicant)

### **138. 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) 13/01040/FUL – Lyveden Farm, Fotheringhay Road, Nassington, Peterborough PE8 6QX (page 198)**

The committee considered a report detailing an application which consisted of two elements:

- Element 1 - The erection of polytunnels in two fields marked Field 3 and Field 4 on plan 1070/01/SLO1
- Element 2 - The stationing of five static caravans to accommodate seasonal agricultural workers, change of use of existing buildings to form welfare facilities, installation of associated package treatment plant.

The application was brought before the committee in accordance with the Scheme of Delegation as the proposal involved more than 1000 square metres of floor space.

Members noted the comments received from the Highways Authority and the suggested condition detailed within the update report, which was circulated at the meeting.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report, the update report and the inclusion of an additional informative regarding job vacancies being advertised in the local jobcentre to encourage local employment.

#### **(ii) 13/000630/FUL – 30 Woodnewton Road, Nassington, Peterborough PE8 6QQ (page 190)**

The committee considered a report detailing an application for the demolition of an existing two storey property and erection of two four bedroom dwellings. The proposed dwellings would be accessed off Woodnewton Road and would have private gardens and double garages. The application was brought before the committee as it proposed more than one dwelling in a Restricted Infill Village.

Members noted that Nassington Parish Council had objected to the proposal. The committee further noted amendments to conditions 4, 5, 6, 10 and 14 detailed within the update report, which was circulated at the meeting.

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

**(iii) 10/01428/FUL – Raunds Town Football Club, London Road, Raunds, Northamptonshire NN9 6EQ (page 188)**

The committee considered a retrospective application for the continued use of part of Raunds football club car park for a car washing business. The application related to change of use only. The application was submitted for consideration by the committee due to concerns raised by a district councillor.

Members noted additional comments and an amended recommendation from officers detailed within the update report, which was circulated at the meeting.

The committee indicated that it was **minded to grant** the application, subject to an acceptable solution being found to deal with waste water from the carwash. It was agreed that the solution would be sought through discussions between the applicant, the Environment Agency, officers from Planning Services and Raunds ward members by 4 March 2014. In the event of a solution being found, the committee agreed to delegate authority to the Head of Planning Services, in conjunction with the Chairman, Vice-Chairman and Raunds ward member of the Development Control Committee to grant planning permission and impose relevant conditions. In the event of a solution not being agreed by 4 March 2014, the application would be required to be reported back to the committee.

**(iv) 12/01786/FUL – Glebe Meadow, Ditchford Lock, Ditchford Lane, Rushden, Northamptonshire (page 188)**

*(Councillor Bob Nightingale left the meeting during consideration of this application.)*

The committee considered a report detailing a retrospective application for a farm shop, toilet and shower facilities, a visitor's car park and a staff shelter building. The application had been referred to the committee following an objection from Rushden Town Council.

Members noted the amendments to conditions 1, 4, 5, 7 and 9, as well as additional informative detailed within the update report, which was circulated at the meeting.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report, including an amendment to condition 2 to limit the temporary permission to three years, and the update report.

**(v) 13/00879/FUL – Chapel Farm Buildings, The Green, Ashton, Northamptonshire PE8 5LD (page 194)**

The committee considered a report detailing an application to convert the existing former agricultural building into nine residential dwellings with private gardens and associated landscaping, car parking and road improvement works. The application was brought before the committee as it is proposed more than one dwelling in a Restricted Infill Village.

Members noted the comments from Northamptonshire Wildlife Trust, the response of the applicant to those comment and the observations of officers on those comments. The committee further noted the amendment to conditions 4 and 12 detailed within the update report, which was circulated at the meeting.

The committee **agreed to grant** the application, subject to the Section 106 Agreement and conditions detailed within the officer's report and the update report. Members further agreed that the application should be reported back to the committee in the event of the Section 106 Agreement not being signed within six months of the date of the permission being granted.

**(vi) 13/00926/FUL – Lammas Farm, Main Street, Upper Benefield, Northamptonshire PE8 5AN (page 195)**

The committee considered a report detailing an application for the erection of 5 cottages with associated works, provision of car parking and alterations to the access. The application is linked to 13/0927/CAC for the demolition of three barns. The application was brought to the committee as it related to the proposed erection of dwellings in the countryside.

Members noted the comments of the Highways Authority and the additional condition detailed within the update report, which was circulated at the meeting.

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

**(vii) 13/00927/CAC – Lammas Farm, Main Street, Upper Benefield, Northamptonshire PE8 5AN (page 197)**

The application was referred to the committee as it accompanied application 13/000926/FUL for the demolition of three barns on the site to provide space to enable the site to be developed to accommodate the erection of five new dwellings with car parking and alterations to the access.

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

**(viii) 13/01058/OUT – 171 Bedford Road, Rushden, Northamptonshire NN10 0SA (page 200)**

The committee considered a report detailing an outline application for the existing bungalow to be converted into a dormer bungalow and the erection of three new dormer bungalows and one bungalow. The application was supported by an indicative layout plan depicting a linear form of development with a shared access running the length of the site to the north. The application was submitted for consideration by the committee as it proposed the construction of dwellings outside of the built up area of Rushden.

Members noted the reference to saved policy RU2 of the Local Plan 1996, which was detailed within the update report that was circulated at the meeting.

The committee **agreed to refuse** the outline application, as recommended in the officer's report.

**(ix) 13/01076/VAR – Tansor Grange Barns, Tansor Wold Road, Tansor, Peterborough PE8 6UY (page 200)**

The committee considered an application to vary condition 9 of planning permission 99/00582/FUL to allow full time residential occupation of the buildings. The application was

submitted to the committee as it proposed residential development in open countryside.

Members requested that the council's Waste Manager be consulted on the refuse and recycling collection arrangements for the site.

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

**139. APPEAL DECISION MONITORING REPORT**

Members noted the content of the Appeals Decision Monitoring Report, which provided an update on two appeal decisions from the Planning Inspectorate between 1 July 2013 and 16 August 2013.

**140. INTERIM HEAD OF PLANNING SERVICES – MRS ELIZABETH WILSON**

The Chairman referred to the meeting being the last committee that would be attended by the Interim Head of Planning Services, Elizabeth Wilson, before commencing her retirement. Members joined with the Chairman in paying tribute to Mrs Wilson, wishing her well and thanking her for her work on behalf of the Council.

**Chairman**

**List Of Applications Determined By  
DEVELOPMENT CONTROL COMMITTEE - 4 September 2013**

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**10/01428/FUL**

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Date received                      Date valid                      Overall Expiry                      Ward  
**4 August 2010                      12 April 2011                      7 June 2011**

Applicant    **Mr D Coles**

Location    **Raunds Town Football Club, London Road, Raunds, Northamptonshire.**

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Proposal    **To continue to use part of car park for car washing business (retrospective)**

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**Decision:** Members resolved that they were minded to grant subject to an acceptable solution being found to deal with waste water through discussions between applicant, ENC Officers and Raunds Ward Members. Delegated authority was given to the Head of Planning Services in conjunction with Chair, Vice Chair and Raunds Ward Members. To be reported back to DC Committee if solution not agreed within 6 months.

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**12/01786/FUL**

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Date received                      Date valid                      Overall Expiry                      Ward  
**29 October 2012                      4 December 2012                      29 January 2013**

Applicant    **Mr K Goodman**

Agent        **Alexanders - Mr J Bailey**

Location    **Glebe Meadow, Ditchford Lock, Ditchford Lane, Rushden.**

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Proposal    **Change of use of land for the siting of a farm shop, toilet and shower facilities. Siting of caravan for staff shelter and associated access.(retrospective)**

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**Decision    Application Permitted**

**Conditions/Reasons:**

1.    The buildings hereby permitted shall be faced with timber cladding. Details of the buildings' external appearances shall be submitted to and approved in writing by the local planning authority. Details shall be submitted within 28 days from the date of the decision and the development shall thereafter be carried out in accordance with the approved details within a period of 6 months from the date of this decision. If the development is not implemented in accordance with these approved details within a period of 6 months, then any works permitted by this permission, shall cease.  
**Reason:** To achieve a satisfactory elevational appearance.
2.    This permission shall be limited to a period of time expiring 3 years from the date of this decision and at the expiration of that period the buildings shall have been removed

and the site restored to its former condition.

**Reason:** To enable the impact of the development and the viability of the business to be re-assessed at the expiry of this period.

3. The development hereby permitted shall be carried out in accordance with the following approved plans within a period of 6 months from the date of this decision.  
12030/102 Flood zones - Amended development received by the local planning authority on 25 January 2013.

Staff shelter details received by the local planning authority on 12 November 2012.

1A Site plan received by the local planning authority on 21 June 2013.

Services building elevations received by the local planning authority on 12 November 2012.

GZ01ECO.0006A Proposed shower and toilet building received by the local planning authority on 12 November 2012.

Farm shop details received by the local planning authority on 12 November 2012.

**Reason:** To clarify the terms of this permission.

4. The applicant shall provide full plans relating to the provisions for disabled facilities. Any facility which is designed and approved for use by disabled or elderly persons including wheelchair access shall ensure that the design of the facilities including access paths, door widths, bathroom facilities and kitchens are suitably designed to ensure ease of use of all facilities and access to and within the property. These details shall be provided within four weeks of the date of this decision and shall thereafter be implemented in accordance with the approved details within a period of 6 months from the date of this decision. If the development is not implemented in accordance with these approved details within a period of 6 months, then any works permitted by this permission shall cease.

**Reason:** To ensure a satisfactory form of development.

5. Full details of both hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Details shall be submitted within four weeks of the date of this decision and the development shall thereafter be carried out in accordance with the approved details within a period of 12 months from the date of this decision. The landscaping details to be submitted shall include:

- a) car parking layout;
- b) hard surfacing, other hard landscape features and materials;
- c) existing trees, hedges or other soft features to be retained;
- d) planting plans, including specifications of species (these shall be native only), sizes, planting centres numbers and percentage mix;
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- f) management and maintenance details.

Any plants or trees which within the five year period as approved by condition 2 above die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. If the landscaping is not implemented in accordance with the approved details within a period of 12 months, then any works permitted by this permission shall cease.

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

6. The farm shop shall only operate between the hours of 09:00 and 17:00 Monday to Saturday and between the hours of 10:00 and 16:00 on Sundays.

**Reason:** To clarify the term of this permission.

7. The development hereby permitted shall be carried out in accordance with the

approved Flood Risk Assessment dated 22 January 2013 Flood Risk Assessment for Development at Ditchford Lock Rev B compiled by Abington Consulting Engineers. Finished floor levels are to be set no lower than 40.61 metres above Ordnance Datum (AOD). The finished floor levels shall be fully implemented within 6 months of the date of this decision and in accordance with the arrangements as identified in the Flood Risk Assessment. If the development is not implemented in accordance with these approved details within a period of 6 months, then any works permitted by this permission, shall cease.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected in flood zone 2 or 3a/b as delineated on figure 12030/102 of the approved Flood Risk Assessment dated 22 January 2013 Flood Risk Assessment for Development at Ditchford Lock Rev B compiled by Abington Consulting Engineers.

**Reason:** The site is located wholly within flood zone 3 with a small area in flood zone 2. Due to the sensitive nature of the site and the limited possibility for flood plain compensation, any loss in flood plain could result in an increase in flood risk elsewhere.

9. Notwithstanding the submitted details, within four weeks of the date of this decision, full details of an area for the storage of produce and/or materials shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details within a period of 6 months from the date of this decision. No materials shall be stored higher than two metres in height. Materials and produce shall be stored in the approved designated area only and shall not be stored anywhere else in the site. If the development is not implemented in accordance with these approved details within a period of 6 months, then any works permitted by this permission, shall cease.

**Reason:** In the interests of visual amenity and to ensure that the proposal does not result in any harm to the character and appearance of the open countryside.

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**13/00630/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>16 April 2013</b>	<b>24 April 2013</b>	<b>19 June 2013</b>	

Applicant **Hereward Homes Ltd - Mr J Gibbison**

Location **30 Woodnewton Road, Nassington, Peterborough, Northamptonshire.**

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Proposal **Demolition of existing property and replacement with two dwellings**

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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 in accordance with the following plans:

Drawing type and reference number  
Date received by the Local Planning Authority  
Site Location Plan - 01  
16th April 2013  
Roof Plan and Site Layout - 03A  
12th August 2013  
Floor Plans - 04B  
12th August 2013  
Proposed Site Plan - 07  
12th August 2013

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

3. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, details and a sample of the external roofing and facing materials to be used for the construction of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.  
**Reason:** To achieve a satisfactory elevational appearance for the development and to ensure that the development would not detract from the character and appearance of the area.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there shall be no development within Classes A, B, C, D, E and F of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.  
**Reason:** In the interest of the character and appearance of the open space."
5. Before the first occupation of the dwelling on Plot 1 hereby permitted the bathroom window at first floor level to the east facing elevation (facing No.28) shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.  
**Reason:** In the interests of neighbouring amenity."
6. The garages 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.
7. 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.  
**Reason:** To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

8. Notwithstanding the submitted details, no development shall commence until details to show the slab levels of the dwelling 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. The development shall thereafter 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.
9. 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), any gates or other form of barrier provided at the access point shall be positioned 5.0 metres back from the highway boundary and shall be hung to open inwards only.  
**Reason:** In the interest of highway safety.
10. Prior to first occupation of the dwellings hereby permitted, the means of vehicular access shall be constructed to a minimum width of 4.5m for the first 10.0m from the highway boundary. That area shall be paved with a hard bound surface for the first 5m from the highway boundary and such surfacing shall thereafter be retained. The maximum gradient over the 5m distance shall not exceed 1 in 15.  
**Reason:** In the interest of highway safety.
11. Notwithstanding the submitted details, pedestrian visibility splays of at least 2.0m x 2.0m 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.
12. All operational vehicles arriving at and leaving the site during the demolition and construction phase shall be appropriately sealed so as to prevent material spillage, wind blow and dust nuisance.  
**Reason:** In order to ensure that offsite improvements are completed in the interests of highway and pedestrian safety and convenience to users of the public highway.
13. All operational vehicles leaving the site during the demolition and construction phase shall be cleansed to ensure they are free of mud and other debris to ensure no mud or other debris is deposited on the adopted highway, maintainable at the public expense.  
**Reason:** In order to ensure that offsite improvements are completed in the interests of highway and pedestrian safety and convenience to users of the public highway.
14. "Notwithstanding the submitted details, details of the provision of a 1.8m wide footway fronting the site linking to the footpath associated with the adjacent development and to a location to be agreed shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development hereby permitted shall be carried out in accordance with the approved details. The dwellings hereby permitted shall not be occupied until such works as may be agreed have been constructed in accordance with the agreed details.  
**Reason:** In order to ensure that offsite improvements are completed in the interests of highway and pedestrian safety and convenience to users of the public highway.
15. 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.

16. The Cedar tree at the rear of Plot 1 shall be replaced with a Silver Birch in accordance with the details included on drawing no. 2399.LS received by the local Planning Authority on 30.07.2013. The replacement Silver Birch tree shall be planted in the next planting season following the felling of the Cedar tree.  
**Reason:** In the interest of the character and appearance of the area.
17. The development shall be carried out in accordance with the Tree Protection Plan - 2399.TPP received by the Local Planning Authority on 20.07.2013.  
**Reason:** To ensure the protection of trees on site
18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development.  
**Reason:** To ensure a reasonable standard of development to avoid detriment to the visual amenity of the area and in the interest of ecological enhancement in accordance with the NPPF.
19. 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 damage 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.
20. Noise and vibration from the development hereby approved shall be controlled by the use of best practice and have due regard to guidance found in BS5228-1:2009 the 'Code of practice for noise and vibration control on construction and open sites'.  
**Reason:** In the interest of residential amenity.
21. At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.  
The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from premises.  
**Reason:** In the interest of residential amenity
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. 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.

24. During the demolition or construction phases, no works of demolition or construction (including deliveries to or from the site) shall take place outside the hours:

Monday to Friday 0800 to 18.00 hours,  
Saturday 08.00 to 13.00 hours, and  
At no time on Sundays or Bank Holidays.

**Reason:** To prevent disturbance to nearby residential properties.

25. Prior to the commencement of development hereby permitted, details of provisions for waste reduction and recycling, water efficiency and recycling and techniques of sustainable construction to be used for the construction of the dwellings hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall 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.

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**13/00879/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>22 May 2013</b>	<b>25 July 2013</b>	<b>19 September 2013</b>	

Applicant **Miss Charlotte Lane**

Agent **EJW Planning Ltd - Mrs Erica Whettingsteel**

Location **Chapel Farm Buildings, The Green, Ashton, Northamptonshire.**

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Proposal **Change of use of former agricultural buildings to nine residential dwellings**

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**Decision Application Permitted**

**Conditions/Reasons:**

Date received                      Date valid                      Overall Expiry                      Ward  
**30 May 2013                      31 May 2013                      26 July 2013**

Applicant    **Mr J Watts-Russell**

Agent        **Insight Town Planning Ltd-Mr Mark Flood**

Location    **Lammas Farm, Main Street, Upper Benefield, Northamptonshire.**

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Proposal    **Demolition of existing buildings. Erection of 5 cottages with associated works. Provision of car parking and alterations to access.**

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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.    The development hereby permitted shall be carried out strictly in accordance with the following approved plans: 1026-04C and 1026.05c.  
      **Reason:** In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
  
3.    No development shall take place until a scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority and this shall include the submission of details/samples of all materials to be used on the external elevations. The work shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.  
      **Reason:** To achieve a satisfactory elevational appearance for the development.
  
4.    Prior to the commencement of development, and notwithstanding any details submitted, details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the development hereby approved. Such approved details shall be erected and retained in perpetuity.  
      **Reason:** To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and appearance of the area and to ensure the private areas of the development are afforded an acceptable measure of privacy.
  
5.    The development shall be carried out in accordance with the mitigation measures contained in the Protected Species Survey May 2013.  
      **Reason:** In the interests of safeguarding the ecological interests on the site.
  
5.    On the development hereby approved timber fenestration and conservation rooflights shall be used and thereafter remain in perpetuity.  
      **Reason:** In the interests of visual amenity.
  
7.    The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein

have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

- a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.
- b) A site investigation shall be carried out to fully and effectively 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 LPA. This must be conducted in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

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

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

8. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-
  - a) proposed finished levels [earthworks to be carried out]
  - b) means of enclosure
  - c) car parking layout
  - d) vehicle and pedestrian access and circulation areas
  - e) hard surfacing, other hard landscape features and materials
  - f) existing trees, hedges or other soft features to be retained
  - g) planting plans, including specifications of species, sizes, planting centres number and percentage mix
  - h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
  - i) details of siting and timing of all construction activities to avoid harm to all nature conservation features

- j) location of service runs
- k) management and maintenance details

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

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

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

10. 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

**13/00927/CAC**

Date received <b>30 May 2013</b>	Date valid <b>30 May 2013</b>	Overall Expiry <b>25 July 2013</b>	Ward
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Applicant **Mr J Watts-Russell**

Agent **Insight Town Planning Ltd-Mr Mark Flood**

Location **Lammas Farm, Main Street, Upper Benefield, Northamptonshire.**

Proposal **Demolition of existing buildings**

**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. Prior to the commencement of any demolition work or other development on the site, a timetable for the construction of a replacement scheme shall be submitted to and approved in writing by the Local Planning Authority. The replacement scheme shall be implemented in accordance with the timetable so approved.

**Reason:** To ensure the proposal would not harm the character, appearance and setting of the conservation area and in the interest of residential amenity.

3. Prior to the commencement of any demolition work or other development on the site a demolition management plan shall be submitted to and approved in writing by the Local Planning Authority. The demolition management plan shall include and specify the provision to be made for the following:
  1. Measures to control the emission of dust and dirt during demolition.
  2. Control of noise emanating from the site during the demolition period.
  3. Hours of demolition work for the development.
  4. Details of measures to prevent mud and other such material migrating onto the highway from vehicles

The approved demolition management plan shall be adhered to throughout the demolition period and the approved measures shall be retained for the duration of the demolition works.

**Reason:** In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

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**13/01040/FUL**

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Date received	Date valid	Overall Expiry	Ward
<b>14 June 2013</b>	<b>4 July 2013</b>	<b>3 October 2013</b>	

Applicant **Mee Farmers**

Agent **Robert Doughty Consultancy Limited**

Location **Lyveden Farm, Fotheringhay Road, Nassington, Peterborough.**

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Proposal **Proposed stationing of five static caravans to accommodate seasonal agricultural workers, change of use of existing building to form welfare facilities installation of associated package treatment plant and erection of 15HA of polytunnels**

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**Decision Application Permitted**

**Conditions/Reasons:**

1. The workers accommodation element of this permission shall be for a limited period expiring on 1 November 2016. All caravans and other temporary structures providing accommodation or ancillary to that and any infrastructure supporting it shall be removed from the land and the land returned to its condition before the siting of the accommodation at the end of that period unless the LPA has granted consent on an application in that behalf made before the end of that period for the period to be extended.

**Reason:** Unless an ongoing functional and established need for agricultural workers accommodation can be evidenced, isolated residential development in the open countryside is not acceptable. At the present time there is no certainty that the need to house workers to meet the needs of the agricultural business will continue in the future.

2. The caravans and associated facilities shall only be used to accommodate seasonal agricultural workers employed at Lyveden Farm and shall not be occupied for that purpose other than between 1st April and 1st November in each **year**.

**Reason:** To ensure that occupation of the caravans is restricted to the requirements of the Lyveden Farm holding as the site is located within the countryside where planning

permission is not normally granted for residential development.

3. Prior to the commencement of development, samples of all external materials to be used in the conversion of the stable block to workers accommodation shall have been submitted to and approved in writing by the local planning authority. All new materials shall match those of the existing building.  
**Reason;** In the interests of visual amenity.
4. Notwithstanding the submitted details, no more than 5 caravans and 25 workers shall be accommodated within the entire farm complex (including the caravan and accommodation area) at any one time.  
**Reason;** To ensure appropriate living conditions and to clarify the terms of this planning permission.
5. Prior to the commencement of development, a comprehensive landscaping scheme shall be submitted to and approved in writing by the local planning authority which shall include planting to the southern boundary of the caravan area and reinforced planting to areas of the existing boundary hedging of the polytunnel areas which has become sparse. All boundary hedging shall be left to grow to 2 metres in height and shall be retained at a minimum height of 2 metres for the duration of the development hereby authorised.  
**Reason;** In the interests of visual amenity.
6. Notwithstanding the information submitted, the plastic sheeting shall be removed from the polytunnel frames no later than 1st November in any year and not replaced until 1st April in each following year.  
**Reason:** In the interests of visual amenity.
7. Prior to the commencement of works affecting any public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and approved in writing by the Local Planning Authority.  
**Reason:** In the interests of maintaining the existing pedestrian network.
8. The development hereby permitted shall be carried out strictly in accordance with the approved plans drwgs SP01, 1070/01/SL02 Rev A, 1070-01-PPD-01, 070113/1, 070113/3, 1070/01/04, 070113/2, 070113/4, Design and Access Statement received by the Local Planning Authority on 14/06/13 and 24/06/13 unless otherwise agreed in writing by the local planning authority.  
**Reason:** In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Date received	Date valid	Overall Expiry	Ward
<b>18 June 2013</b>	<b>27 June 2013</b>	<b>22 August 2013</b>	

Applicant **Mr And Mrs William Brown**

Agent **Stuart Long Architect**

Location **171 Bedford Road, Rushden, Northamptonshire, NN10 0SA.**

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Proposal **Outline application for residential development incorporating retention of existing bungalow, which is to be converted to a dormer bungalow, three new dormer bungalows and one bungalow**

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**Decision Application Refused**

**Conditions/Reasons:**

1. The proposal, if approved, would result in backland development which by reason of siting and the number of dwellings proposed, would be out of keeping with the prevailing character of development in the locality. Dwellings generally front onto the highway in a linear form of ribbon development and the proposal would result in dwellings significantly projecting beyond the established building line. The proposal would therefore be contrary to policy 13 (h) of the North Northamptonshire Core Spatial Strategy which seeks to respect the character of its surroundings.
2. The proposal, by reason of the layout and number of dwellings, would have a significantly harmful impact on the residential amenities of occupiers of the neighbouring property, no. 173. The proposed dwellings on plots 2 and 3 would be set in close proximity to the boundary interspersed by car parking for three dwellings abutting the boundary. The proposal would therefore result in an unacceptable level of noise, disturbance and overbearing impact, to the detriment of residential amenity. The proposal would therefore be contrary to policy 13 (l) of the North Northamptonshire Core Spatial Strategy which seeks to resist development which would have an unacceptable impact on the amenities of neighbouring properties.

Date received	Date valid	Overall Expiry	Ward
<b>20 June 2013</b>	<b>24 June 2013</b>	<b>19 August 2013</b>	

Applicant **Dr C D And Miss C T Lane**

Agent **EJW Planning Limited - Mrs Erica Whettingstall**

Location **Tansor Grange Barns, Tansor Wold Road, Tansor, Peterborough.**

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Proposal **Removal of condition 9 of planning permission 99/00582/FUL to allow full-time residential occupation of the buildings.**

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**Decision Application Permitted**

### Conditions/Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5 January 2000, drawing numbers: 6490/3B Floor plan, section and elevations and block plan, 6490/5 Additional elevations and 6490/4 Additional elevations  
**Reason:** To ensure the development is carried out as permitted.
2. The rooflights hereby permitted shall be of the flush fitting 'conservation type'. Details of the rooflight shall have been submitted to and approved by the local planning authority before the development is commenced.  
**Reason:** To achieve a satisfactory elevational appearance for the development.
3. Before any work is commenced on the development hereby permitted, full details and specifications (including profiles and cross sections and finish) of all new and replacement windows shall have been submitted to and approved by the local planning authority and the development shall thereafter be carried in accordance with the approved details.  
**Reason:** To achieve a satisfactory elevational appearance.
4. All new and replacement walls shall be constructed of brick to match the existing buildings in terms of colour, texture and bond to match the existing buildings.  
**Reason:** To achieve a satisfactory elevational appearance.
5. Before any work is commenced on the development hereby permitted, details of all walling and fencing to be provided within and on the boundaries of the site shall have been submitted to and approved by the local planning authority and the walling and fencing shall thereafter be carried out and retained in accordance with the approved details.  
**Reason:** To ensure a satisfactory standard of development which does not adversely affect the visual amenity of the area.
6. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.  
**Reason:** To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.
7. Before any dwelling forming a part of the development hereby permitted is occupied, the vehicular access to the public highway, manoeuvring and parking facilities shown on the submitted application documents to serve that dwelling shall have been completed and brought into use and thereafter shall be retained.  
**Reason:** In the interest of highway safety.
8. The development hereby permitted shall be roofed with blue/black natural or reconstituted slate a sample of which shall have been submitted to and approved in writing by the Local Planning Authority before development is commenced.  
**Reason:** To achieve a satisfactory elevational appearance for the **development**.