

COUNCIL MEETING

Date: 8 July 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors:-

Pam Whiting (Chairman of the Council)
Gill Mercer (Vice-Chairman of the Council)
Steven North (Leader of the Council)

Tony Boto
David Brackenbury
Wendy Brackenbury
Derek Capp
Richard Gell
Roger Glithero JP
Glenvil Greenwood-Smith
Marika Hillson
Sylvia Hobbs
Marian Hollomon
Dudley Hughes JP
Sylvia Hughes
David Jenney
Richard Lewis

Andy Mercer
Bob Nightingale
Brian Northall
Sarah Peacock
Ron Pinnock
David Read
Rupert Reichhold
Anna Sauntson
Phillip Stearn
Jeremy Taylor
Robin Underwood
Jake vowles
Clive Wood
Colin Wright

81. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Peter Baden, Pauline Bradberry JP, Glenn Harwood MBE Sue Homer, Barbara Jenney and Peter Wathen.

82. MINUTES

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

83. DECLARATIONS OF INTEREST

There were no declarations of interest.

84. ANNOUNCEMENTS BY THE CHAIRMAN

The Chairman thanked Members for their attendance at the recent Civic Service, held on Sunday 30 June 2013. She invited Members to attend a charitable afternoon tea event at The Bridge Hotel in Thrapston on 11 August 2013 and further promoted the Boobs and Brass Concert at St. Mary's Church, Higham Ferrers, which is scheduled to take place on 5 October 2013.

85. LEADER'S ADDRESS

The Leader of the Council made the following address to the meeting:

“Good evening Chairman,

You may have seen the Spending Review announced a couple of weeks ago for the 2015-16 financial year. This contained a further 10% cut in funding for local government, on top of the reduction in funding in excess of 20% that we have had previously. There is a call from within local government for a radical overhaul of how local authorities are supported and financed. What does this mean for us? As a council, the finances are unchanged in the short term, and as you are aware, we have built in a reduction in the adopted Medium Term Financial Strategy. However, this further cut does not help in the long run, and for smaller councils who have taxed and managed its finances wisely and have been innovative in developing shared services, it could be argued as unjust.

The government has also backed Lord Heseltine's report 'No Stone Unturned' with a greater emphasis (and funding of £10billion) going into Local Enterprise Partnerships. In a nutshell, this is about private industry working with local authorities to drive forward change within a geographical area. This is the single pot growth fund similar to the City Deals where there will be bidding rounds, rather than allocations. A lot of this is about infrastructure to boost the local economy and UK plc.

Although we are not tied to any particular Local Enterprise Partnership at the moment, it does remind me of Rushden Lakes and the inquiry that has been taking place in this chamber for the last few weeks, which many Members have attended and I encourage those of you who have not been to pop in to inquiry this week. Here we have business wanting to invest in area, providing investment, infrastructure and jobs for the long term. This Government talks about growth and housing being priorities, so let's hope it can be local for the sustainability of East Northamptonshire.”

86. REPORTS OF COMMITTEES

(a) Development Control Committee – 22 May, 12 June and 3 July 2013

The reports of the above committee, presented by the Vice-Chairman, Councillor Gill Mercer, were received.

(b) Policy and Resources Committee – 10 June 2013

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

(c) Planning Policy Committee – 17 June 2013

The report of the above committee, presented by the Vice-Chairman, Councillor Tony Boto, was received.

(d) Joint Standards Complaints Committee – 19 June 2013

The report of the above committee, presented by the Chairman, Councillor Andy Mercer, was received.

(e) Scrutiny Committee – 26 June 2013

The report of the above committee, presented by the Chairman, Councillor Phillip Stearn, was received.

87. OTHER REPORTS

(a) From Representatives on Outside Bodies and Champions

Councillor Brian Northall submitted written reports on the activities of the Community Law Service, the Community Safety Partnership and the Northamptonshire Police and Crime Panel, which were noted.

(b) Licensing Panels

(i) Liquor & Gambling – 30 April 2013

The minutes of the meeting of the Licensing (Liquor & Gambling) Panel held on 30 April 2013 were received.

(ii) Taxi & Miscellaneous – 15 May 2013

The minutes of the meeting of the Licensing (Taxi & Miscellaneous) Panel held on 15 May 2013 were received.

88. MOTIONS

There were no motions.

89. QUESTIONS

There were no questions.

Chairman

PLANNING POLICY COMMITTEE

Date: 22 July 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

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

Peter Baden	Eloise Lucille
Glenn Harwood MBE	Gill Mercer
Sylvia Hobbs	Bob Nightingale
Sylvia Hughes	Steven North
David Jenney	Jake Vowles

90. MINUTES

The minutes of the meeting held on 17 June 2013 were approved and signed by the Vice-Chairman.

91. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors David Brackenbury, Marian Hollomon and Jeremy Taylor.

92. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

93. NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY REVIEW – PROPOSED STRATEGIC SITE ALLOCATIONS AND DEVELOPMENT PRINCIPLES

The Planning Policy and Conservation Manager presented a report which requested direction for the potential allocation of specific major development site allocations at Rushden in the emerging North Northamptonshire Joint Core Strategy (JCS) Review.

It was noted that on 3 July 2012 the North Northamptonshire Joint Planning Committee (JPC) had approved the “North Northamptonshire Joint Core Strategy 2011-2013 Emerging Draft for Consultation”, which set out the initial draft vision, outcomes and policies for the emerging Joint Core Strategy (JCS). The Emerging Draft JCS document included the following proposed strategic sites in East Northamptonshire:

- Irthlingborough West (draft policies 23 and 29)
- Rushden East (draft policies 23 and 29)
- Rockingham Motor Racing Circuit Enterprise Area (draft policy 27)

During the consultation period a number of representations had been submitted to the Joint Planning Unit (JPU) regarding the proposed Rushden East urban extension and several additional/alternative strategic site proposals had been received which included Nene Valley Farm, Northampton Road, Rushden.

The JCS review proposed an overarching set of development principles and the Committee considered the draft site development principles for the Rushden East and Nene Valley Farm sites.

It was noted that Rushden Town Council would play a key role in the preparation of a Rushden East Masterplan.

It was also noted that the development principles would need to be in conformity with higher development plans such as the Core Strategy and appropriate references would need to be made in the document should the updated Core Strategy not be in place.

Members raised a number of concerns about the proposals, particularly in relation to the inclusion of small scale B8 (distribution) use, employment and the phasing of housing development, and transport.

The Joint Planning Committee would meet on 25 July to consider this matter and the views of the Planning Policy Committee would be reported to the meeting.

RESOLVED:

- i) That subject to the following amendments, the draft site development principles for Rushden East (Appendix 1 to the report) be endorsed.
 - Appendix 1, Paragraph 2 to be amended to accord with the deletion of sentence 3 of paragraph 4.3 of the report.
 - Appendix 1, Policy section to be amended to remove phrase “a similar number” and instead reference being incorporated to a greater number of jobs being provided on the site than the 2000 suggested the density of job provision and the phasing of housing provision specifically linked to job provision
 - Reference to be made to the potential need to widen the A6.
- ii) That subject to the following amendments, the draft site development principles for Nene Valley Farm (Appendix 2 to the report) be endorsed
 - Removal of the references to small scale B8 (distribution) use (section 2. and 7) and instead include a small percentage of other employment uses.

(Reason – to ensure that East Northamptonshire Council continues to take a lead in taking the JCS review, the strategic element of the Local Plan, forward)

94. DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

The Interim Head of Planning presented a report regarding the Draft Statement of Community Involvement (SCI) which all Local Planning Authorities were required to prepare.

In 2006, a North Northamptonshire SCI had been adopted by the Northamptonshire Joint Planning Committee (JPC) and as a considerable time had passed since the adoption of the SCI, a revised SCI had been prepared jointly by the Joint Planning Unit and officers of the partner planning authorities to reflect changes to the development plan system since 2006.

The North Northamptonshire Joint Planning Unit would commence consultation in August 2013.

After giving consideration to the draft SCI, it was

RESOLVED:

That subject to the following changes, the draft Statement of Community Involvement be approved for consultation:

- “locally significant developments” in paragraph 5.12 of the Statement being amended to include developments which are clearly controversial;
- Page 6 of the Consultation Draft needs to put terminology in full i.e. SA - Sustainability Appraisal.

(Reason – to provide a revised SCI in line with legislation)

95. LOCAL LIST OF HERITAGE ASSETS

The Planning and Conservation Manager presented a report regarding work carried out in respect of a draft local list of heritage assets and sought the Committee’s approval for public engagement on local listing proposals.

A Local List highlighted buildings that might not meet the requirements of statutory/national listings but were valued at local level. Community engagement was fundamental to the process of local listing, and relevant Town and Parish Councils would be consulted as well as property owners affected.

Whilst local listing did not affect permitted development rights or generate additional prior consent applications, it would be a material consideration for any planning applications which were received.

The Committee noted that the Cottage, High Street, Chelveston was a listed property and would need to be removed from the draft Local List circulated.

RESOLVED:

That subject to the assessment methodology being revised to enable appropriate consideration/points to be awarded for buildings identified by communities for inclusion in other plans, for example design statements or community plans, the contents of the report be noted and public engagement on the local listing proposals be approved.

(Reason – To assist with the production of the Local Plan)

96. RUSHDEN: APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

The Planning Policy and Conservation Manager reported that an application for a Neighbourhood Area designation had been received from Rushden Town Council under powers provided by the Localism Act 2011.

Details of the area and the reasons why the area was considered appropriate for designation were considered and it was noted that communities could apply for up to £7,000 of funding from “Locality” to support neighbourhood planning.

RESOLVED:

That support be given for consultation to commence on the proposed Rushden Neighbourhood Area

(Reason – to enable work to commence on their Neighbourhood Plan)

97. PLANNING POLICY AND CONSERVATION UPDATE

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

The release of funds from the Team’s consultancy budget was sought in order to progress projects. There had been a number of changes to staffing within the team and to enable progress to continue on plan preparation, specifically the Wind Energy Supplementary Planning Document; funding was required to enable external consultants to be employed on a temporary basis.

It was noted that work continued to progress on the Core Strategy and other Development Plan documents and consultants BNP Paribas were currently undertaking a viability assessment on the emerging Core Strategy.

RESOLVED:

That current progress be noted and the release of £20,000 of funds from the Team’s consultancy budget to enable projects to be completed be approved.

(Reason – to provide an update on key aspects of work for Members’ information and to ensure that progress continues to be made on preparing the Development Plan and associated projects)

98. IRTHLINGBOROUGH MASTERPLAN

The Executive Director provided a verbal update on progress made with consultation on the draft Masterplan. Formal consultation would take place over the summer of 2013 and would make allowance for the holiday period. This would include publicity through the Council website and Nene Valley News as well as a consultation event later in the year.

99. ADOPTION OF THRAPSTON COMMUNITY PLAN

The Committee considered a report of the Executive Director which presented the final Thrapston Community Plan (Master Plan) for adoption by East Northamptonshire Council. The Plan had been developed in partnership with Thrapston Town Council, and in consultation with community groups, residents and young people. It formed the basis for an action plan for Thrapston Town Council and future statutory local development plans for the town.

A funding request from Thrapston Town Council to ENC had been approved in February 2012 and consultants had been appointed by the Town Council to carry out the consultation work and develop the plan. It was proposed to be adopted by the Town Council in July.

RESOLVED:

That the final Thrapston Community Plan be adopted.

(Reason – to recognise the content of the plan in articulating the aspirations for residents and community groups, including the Town Council, for the future development of the town)

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 24 July 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Roger Glithero JP	Ron Pinnock
Glenn Harwood MBE	David Read
Marika Hillson	Anna Sauntson
Barbara Jenney	Phillip Stearn
Andy Mercer	Robin Underwood
Brian Northall	Peter Wathen

100. MINUTES

The minutes of the meeting held on 3 July 2013 were approved and signed by the Chairman.

101. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Wendy Brackenbury, Derek Capp, Dudley Hughes JP and Bob Nightingale.

102. 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/12/02037/FUL	51 Victoria Street, Irthlingborough

RESOLVED:

That the contents of the report be noted.

103. 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.

Members considered a request for an extension in respect of EN/07/00062/OUT (Wharf Road, Higham Ferrers) until 30 September 2013.

RESOLVED:

1. That the report be noted.
2. That an extension until 30 September 2013 be approved in respect of EN/07/00062/OUT.

104. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

There were no formal declarations of interest, however all committee members stated that they knew Councillor Greenwood-Smith, who was in attendance as a public speaker.

(b) Informal Site Visits

Councillor Peter Wathen advised that he had undertaken an informal site visit to 22 Rotton Row, Raunds since the publication of the agenda.

105. 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) **Councillor Isobel Stevenson** – EN/13/00077/OUT – Rear of Green Close, Wellingborough Road, Irthlingborough (on behalf of Irthlingborough Town Council),
- iii) **Mr Reynolds** - EN/13/00077/OUT – Rear of Green Close, Wellingborough Road, Irthlingborough (Objector)
- iv) **Mr Jim Rawlings** – EN/13/00642/REM – Land south of Goulsbra Road, Rushden, Northamptonshire (Agent for Applicant)
- v) **Councillor Glenvil Greenwood-Smith** – EN13/00289/OUT – 22 Rotton Row, Raunds (District Councillor)
- vi) **Mr Darren Allen EN13/00289/OUT** – 22 Rotton Row, Raunds (Agent for Applicant),

106. 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 116)

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.

The application was presented to the committee on 12 June 2013; Members deferred the decision to allow Officer's to seek legal advice on the robustness of the reason for refusal on the grounds of being contrary to the Core Spatial Strategy, and the site being in the open countryside. Members considered the legal advice given by the Council's Solicitor and the Applicant's Solicitor.

Members noted the information detailed within the update report in respect of amendments to conditions and developer contributions.

It was moved by Councillor Hillson and seconded by Councillor Andy Mercer –

“That planning application EN/13/00077/OUT be refused on the grounds that the application does not accord with policies 1, 9 and 10 of the Core Spatial Strategy”.

A recorded vote was requested by Councillor Read and the result was as follows:-

FOR THE MOTION

Councillors Hillson, Jenney, Andy Mercer, Gill Mercer, Northall, Underwood and Wathen.

AGAINST THE MOTION

Councillor Bradberry, Glithero, Harwood, Pinnock, Read, Sauntson and Stearn.

ABSTENSIONS

None.

With the votes tied, the Chairman used a casting vote and the motion was thereupon declared **LOST**.

The committee **agreed to grant** the application, subject to the S106 Agreement and conditions detailed within the officer's report.

(ii) 13/00642/REM – Land South of Goulsbra Road, Rushden (page 123)

The committee considered a reserved matters application for the erection of up to 73 dwellings with open space and associated works. Outline planning permission was granted on 17 August 2012. The application was submitted to the committee as it was a major application

The Committee noted that that the proposed size and mix of market dwellings resulted in a preponderance of large (4 bedroom) houses, whilst the Strategic Housing Market Assessment for the East Northamptonshire area had identified a need for smaller bedroom properties.

Members noted that the Environment Agency had removed its objection to the application and the summary of the comments of the Wildlife Trust detailed within the update report, which was circulated at the meeting.

It was moved by Councillor Underwood and seconded by Councillor Harwood –

“That planning application EN/13/00642/REM be approved, with authority delegated to the Interim Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Councillor Underwood to agree appropriate conditions for the permission.”

A recorded vote was requested by Councillor Underwood and the result was as follows:-

FOR THE MOTION

Councillors Bradberry, Glithero, Harwood, Hillson, Jenney, Andy Mercer, Gill Mercer, Northall, Pinnock, Read, Sauntson, Underwood and Wathen.

AGAINST THE MOTION

Councillor Stearn

ABSTENSIONS

None.

The motion was thereupon declared **CARRIED** and the application was **approved** on the lines of the above motion.

(iii) 13/00289/OUT – 22 Rotton Row, Raunds, NN9 6HU (page 116)

The committee considered an application for outline planning permission for the erection of two 2 storey detached dwellings, a detached garage and widening of the existing access. The application was brought before the committee at the request of the local Ward Member.

Members noted the amendment to conditions detailed within the update report, along with an additional condition and comments from neighbours. It was also noted that the Highways Officer had confirmed that the existing vehicle visibility splays were adequate and would be improved by the proposed development.

The committee **agreed to grant** the outline planning permission, subject to the conditions detailed within the officer's report and an amendment to condition 17 to restrict the use of gravel on the access to the site.

(iv) 13/00347/FUL – 88A to 116 High Street South, Rushden, Northamptonshire (page 120)

The committee considered an application for a proposed residential development of two dwellings and new vehicular access, which had been referred to members following an objection from Rushden Town Council.

Members noted the amendments to conditions 13 and 17 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 sheet and a further condition to secure a Site Waste Management Plan.

(v) 13/00583/FUL – The Wharf House, Station Road, Oundle, Northamptonshire (page 123)

The committee considered an application for the erection of single storey B1 office building for personal use, (resubmission of application 12/0108/FUL) which had been referred to members following receipt of an objection from Oundle Town Council.

The committee **agreed to defer** the application in order to undertake a site visit on Tuesday 6 August at 10.00am.

(vi) 13/00761/FUL – Vehicle Depot and Adjacent Land, Kettering Road, Islip Northamptonshire (page 125)

An application was submitted to the committee for site clearance, demolition of existing buildings, removal of spinney and other vegetation, provision of new vehicular access, earthworks to create a development platform, brook diversion and landscaping works to prepare the site for redeveloping. Outline permission had been granted on 12 April 2013 (12/00417/OUT) for a single B8/B1 building.

The application was referred to the committee for determination as under the current scheme of delegation the site area exceeds that which can be determined by the Head of Planning Services.

Members noted that Woodford Parish Council had raised objections and further noted the amendment to conditions and additional conditions recommended by the Highways Authority, which were detailed within the update report that had been circulated at the meeting.

The committee **agreed to grant** the application subject to the conditions in the officer's report and a further condition to secure a Site Waste Management Plan.

(vii) 13/00926/FUL – Lammas Farm, Main Street, Upper Benefield, Northamptonshire PE8 5AN (page 129)

The Interim Head of Planning Services withdrew the report following the submission of additional information by the applicant.

(viii) 13/00926/FUL – Lammas Farm, Main Street, Upper Benefield, Northamptonshire PE8 5AN (page 129)

The Interim Head of Planning Services withdrew the report following the submission of additional information by the applicant.

107. 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 27 May 2013 and 28 June 2013.

108. LOCAL LIST OF INFORMATION REQUIREMENTS

Members considered a report which provided advice regarding new Government guidance for the preparation of a Local List of Information Requirements for the validation of planning applications. The report highlighted the main changes required to the existing Local List and the process for consultation on the changes.

RESOLVED:

That the revised Local List of Information Requirements be approved for consultation.

109. IMPROVING PLANNING PERFORMANCE

The Interim Head of Planning Services referred to the recent Member Briefing in respect of the newly published criteria for by which the performance of local planning authorities would be measured. It was confirmed that officers were working on a Planning Performance Agreement template for major applications where targets would not be met. Authorisation was sought to designate the Chairman and Chief Executive of the council as signatories for such Planning Performance Agreements.

RESOLVED:

That the Chairman and Chief Executive be designated as authorised signatories for Planning Performance Agreements.

Chairman

**List Of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 24 July 2013**

13/00077/OUT

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.**

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

Decision Permitted subject to Section 106 Agreement and amendments to conditions and update sheet.

13/00289/OUT

Date received Date valid Overall Expiry Ward
20 February 2013 27 February 2013 24 April 2013

Applicant **Scatter Developments - Mr Richard Houghton**

Agent **Datum CAD Services - Mr Darren Allen**

Location **22 Rotton Row, Raunds, Wellingborough, Northamptonshire.**

Proposal **Outline: Two 2 storey detached dwellings and a detached garage, and widening of the existing access (all matters reserved except access)**

Decision Application Permitted

Conditions/Reasons:

1. Approval of the details of the scale, siting, landscaping 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 and a commitment to retain the existing trees along the north and west boundary. 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 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.
8. No development shall commence until details of a scheme for the provision of foul water and surface 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 Rotton Row.
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 dwellings hereby approved shall, in accordance with the submitted details, be limited to:
- Plot One (external measurements)
Maximum width: 10.7 metres.
Maximum depth: 11 metres.
Maximum height to ridge: 8.9 metres.
Maximum height to eaves: 5.2 metres.
Maximum footprint: 120 sqm including garage.
- Plot Two (external measurements)
Maximum width: 9 metres.
Maximum depth: 10 metres.
Maximum height to ridge: 8.9 metres.
Maximum height to eaves: 5.2 metres.
Maximum footprint: 88 sqm including garage.
- Reason:** In the interests of the character and appearance of the street scene and amenities of the neighbouring occupiers.
14. No construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no time on Sundays or Bank Holidays
Reason: In the interests of neighbouring amenity.
15. Notwithstanding the submitted details, no construction materials or machinery shall be stored within the public highway or the access road into the site during the construction and finishing period
Reason: In the interests of highway safety.

16. The dwellings shall achieve Level 3 of the Code for Sustainable Homes. A copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority prior to the commencement of each dwelling to demonstrate that the code level 3 will be achieved. Within 5 months of completion of the dwellings a copy of the Final Certificate shall be provided to the Local Planning Authority certifying that Code Level 3 has been achieved.
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.
17. Notwithstanding the submitted details and prior to the commencement of development, details demonstrating the existing gradient of the shared access shall be submitted to the local planning authority. The gradient of the existing access shall not be increased as part of the development hereby permitted. No gravel shall be used at any point of the access.
Reason: In the interest of highway safety and residential amenity.
18. The development hereby approved shall include a pedestrian visibility splay of 2.0 by 2.0 metres to the southern side of the access and a pedestrian visibility splay of 1.5m by 2.0m to the northern side of the vehicular access, and the access shall otherwise be in accordance with the details shown on submitted plan SK-305-002 Rev C. The access shall be implemented in accordance with these details prior to the construction of the dwellings hereby approved
Reason: In the interest of highway safety.
19. Before each of the dwellings (on both Plot 1 and Plot 2) hereby permitted are first brought into occupation, all W/C windows shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently. No windows shall be inserted at first floor level which would overlook the adjacent dwellings
Reason: To ensure adequate standards of privacy for neighbours and occupiers.
20. No development shall take place within the red lined site area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.
21. Notwithstanding the submitted information and prior to the commencement of development, details as to how and where the refuse bins for each dwelling are to be stored (on all days, including bin collection day) shall have been submitted to and approved in writing by the local planning authority. No bins shall be stored in the public highway or so as to impede passage over the access into the site
Reason: In the interests of visual amenity, waste collection and highways safety.
22. The development hereby permitted shall be carried out strictly in accordance with the approved plans, drawing title: Location Plan, SK-305-002 Rev C and SK-305-001 Rev B, received by the local planning authority on 20th February 2013.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Date received Date valid Overall Expiry Ward
27 February 2013 17 April 2013 12 June 2013

Applicant **Ashridge Estates - Mr Chris Wilkins**

Agent **HTC Architects - Mr Nigel Teal**

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

Proposal **Proposed residential development of two dwellings and new vehicular access**

Decision Application Permitted

Conditions/Reasons:

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

2. 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 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, 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.

3. 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.118 High Street South. 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.

4. The development hereby permitted shall be carried out strictly in accordance with the approved plan: Site Location Plan - P-20, Existing Site Plan - P-21, Site Layout - 1114-P-22 Rev.A and Proposed Plans, Elevations and Section - 1114-P-23 received by the Local Planning Authority on 27.02.2013 and 30.04.2013 unless otherwise agreed in writing by the local planning authority.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

5. The access hereby approved shall be constructed in strict accordance with the details shown on drawing No.1114-P-22 Rev.A received by the Local Planning Authority on 30th April 2013.

Reason: In the interest of highway safety.

6. 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.

7. 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.

8. 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.

9. 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.

10. In accordance with the submitted drawing No.1114-P-22 Rev.A, the front boundary wall on either side of the proposed access shall be maximum 0.6m in height and retained as such in perpetuity.

Reason: In the interest of highway safety.

11. Notwithstanding the details submitted on drawing No. 1114-P-22 Rev.A, 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

12. 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 in the interest of ecological enhancement in accordance with the NPPF.

13. 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. The development hereby permitted shall be carried out in accordance with the approved details
Reason: To ensure biodiversity enhancement in line with guidance contained within the NPPF.
14. 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.
15. An appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'
Reason: To ensure the proposed remediation plan is appropriate.
16. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.
Reason: To ensure site remediation is carried out to the agreed protocol.
17. The details of the glazing to the bedrooms and living rooms shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted. The development hereby permitted shall be carried out in accordance with the approved details.
Reason: To safeguard the amenity of the future occupiers.
18. 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.
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.

13/00583/FUL

Date received Date valid Overall Expiry Ward
8 April 2013 8 April 2013 3 June 2013

Applicant **J White Executive Trust - Mr J White**

Agent **Brian Barber Associates - Mr N Ozier**

Location **The Wharf House, Station Road, Oundle, Peterborough.**

Proposal **Erection of single storey B1 office building for personal use (re-submission of application 12/01018/FUL)**

Decision: Deferred for a member site visit on 6 August at 10am.

13/00642/REM

Date received Date valid Overall Expiry Ward
17 April 2013 30 April 2013 30 July 2013

Applicant **BDW Trading Ltd**

Agent **Norton Design Company - Mr D Somerville**

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

Proposal **Reserved Matters: Details of access, appearance, layout and scale pursuant to application 11/01023/OUT - 'Erection of up to seventy three (73) dwellings with open space and associated works' dated 17.08.12**

Decision Application Permitted

Conditions/Reasons:

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

Drawing type and reference number	Date received by the Local Planning Authority
1023/001/001E Planning layout	24 June 2013
1023/001/101A Materials layout Associated email received from Luke Hall at Barratt Homes	24 June 2013 3 July 2013
1161-01 and 1161-02 External works/means of enclosure layout (this relates to surfacing materials only)	24 June 2013
1023/001/002A Site location plan	30 April 2013
Updated gas risk assessment	16 May 2013
1023/001/004A 2BA Floor plans	24 June 2013
1023/001/005A 2BA Elevations	24 June 2013

1023/001/006A 3BA Floor plans	24 June 2013
1023/001/007A 3BA Elevations	24 June 2013
1023/001/008A Tiverton floor plans	24 June 2013
1023/001/009 Tiverton elevations	17 April 2013
1023/001/010 Barwick floor plans	17 April 2013
1023/001/011 Barwick elevations	17 April 2013
1023/001/012 York floor plans	17 April 2013
1023/001/013 York elevations	17 April 2013
1023/001/014 Morpeth floor plans	17 April 2013
1023/001/015 Morpeth elevations	17 April 2013
1023/001/016 Faringdon floor plans	17 April 2013
1023/001/017 Faringdon elevations	17 April 2013
1023/001/018A Woodbridge floor plans	19 June 2013
1023/001/019A Woodbridge elevations	19 April 2013
1023/001/020 Guisborough floor plans	17 April 2013
1023/001/021 Guisborough elevations	17 April 2013
1023/001/022 Lincoln floor plans	17 April 2013
1023/001/023 Lincoln elevations	17 April 2013
1023/001/024B Hexham floor plans	24 June 2013
1023/001/025B Hexham elevations	24 June 2013
23/001/026 Cambridge floor plans	17 April 2013
1023/001/027 Cambridge elevations	17 April 2013
1023/001/028 Alnwick floor plans	17 April 2013
1023/001/029 Alnwick elevations	17 April 2013
1023/001/030 Oakhampton floor plans	17 April 2013
1023/001/031 Oakhampton elevations	17 April 2013
1023/001/032A Rothbury floor plans	19 June 2013
1023/001/033A Rothbury elevations	19 June 2013
1023/001/034 Single garage	17 April 2013
1023/001/035 Double garage	17 April 2013
1023/001/036 Triple garage	17 April 2013
1023/001/039 Quad garage	17 April 2013
1023/001/040 Screen wall details	17 April 2013
1023/001/041 Screen fence details	17 April 2013
1023/001/042 Rear boundary division	17 April 2013
1023/001/043 Post and rail fence	17 April 2013
1023/001/044 Finchley floor plans	24 June 2013
1023/001/045 Finchley elevations	24 June 2013
002/001A Topographic survey	17 April 2013
SK006, SK007 and SK008 Swept path analysis details	21 May 2013
SK008A Indicative floor levels (levels details only)	17 April 2013
208/101C Adoptable manhole drainage	21 June 2013
207/001A Typical adopted highway	21 June 2013
208-002 Adoptable drainage construction details	21 June 2013
205-004C Long sections	21 June 2013
205-002C Long sections	21 June 2013
201/004D Engineering layout	21 June 2013
201/003D Engineering layout	21 June 2013
205-005A Long sections	21 June 2013

GTC-E-SS-0011_R1-7_1 of 1 Substation details	24 June 2013
205-003C Long sections	21 June 2013
208-004A Pond construction details	21 June 2013
208-001 Adoptable drainage construction details	21 June 2013
208-003 Adoptable drainage construction details	21 June 2013
208/005A Headwall construction detail	21 June 2013
207-002A Kerb details	21 June 2013
201/001C Engineering layout	21 June 2013
207-005 Street furniture	21 June 2013
207-004 Pavement markings	21 June 2013
207-003 Highway drainage	21 June 2013
201-001C Long sections	21 June 2013
201/005C Engineering layout	21 June 2013
201/002C Engineering layout	21 June 2013
201/003D Engineering layout	21 June 2013
Micro drainage details	21 June 2013
210-001 Bollards	21 June 2013

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

- The standards of external door sets and windows to be installed on the ground floor, or easily accessible first floor, of the buildings hereby permitted, shall be made to secure standards, independently certified, and set out in accordance with BSI PAS 24 'Doors for enhanced security' and BS 7950 'Windows for enhanced security'.

Reason: In the interests of crime prevention.

13/00761/FUL

Date received	Date valid	Overall Expiry	Ward
2 May 2013	2 May 2013	1 August 2013	

Applicant **Greatline Developments Ltd**

Agent **Peter Brett Associates - Mr T Coleby**

Location **Vehicle Depot And Adjacent Land, Kettering Road, Islip, Northamptonshire.**

Proposal **Site clearance including demolition of existing buildings and removal of spinney and other vegetation, provision of new vehicular access, earthworks to create a development platform, brook diversion and landscaping works to prepare the site for redevelopment (following grant of outline permission: 12/00417/OUT for a single B8/B1 building dated 16.04.2013)**

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. Within 3 months of the commencement of development hereby approved, a full Landscape and Ecological Maintenance Plan for the site shall be submitted to and approved in writing by the local planning authority. The Plan shall cover operations over the period that the site remains vacant and shall include and specify the provision to be made for the following:
 - i Landscape maintenance (Covering the short and long term landscape maintenance proposals)
 - ii Tree protection details
 - iii A management and monitoring programme for all identified species and habitat assetsThe site shall thereafter managed in accordance with the approved plan.
Reason: In the interests of ecology and to ensure an appropriate management regime.
3. The development hereby approved shall be carried out in accordance with the Landscaping Scheme (drawing 3578/D03/D12-2751, revision 2) by Lockhart Garratt dated 30/04/13 in the first planting season following the completion of the earthworks. Any trees / plants that die or become diseased within a 5 year period shall be replaced on a like for like basis
Reason: To ensure a reasonable standard of development.
4. The development hereby approved shall be carried out in accordance with the measures set out in paragraph 5 of the Ecological Summary dated April 2013 and the reports appended top this document
Reason: To safeguard protected species.
5. Upon completion of the development approved by this planning permission a post earthworks soil (landfill) gas monitoring/remedial scheme shall be agreed with the Local Planning Authority (LPA) which specifies the provisions to be made to protect the site from soil (landfill) gas due to the approved use. The agreed scheme shall be implemented prior to further development coming into use and shall be maintained thereafter.
Reason: To ensure the site is protected from soil (landfill) gas.
6. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority (LPA) and shall be submitted prior to commencement of development. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the LPA. 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.
Reason: To ensure all contamination within the site is dealt with.
7. The development hereby permitted shall be carried out strictly in accordance with the following approved plans:

3578/D03/D12-3214 Rev 1
3578/D03/D12-2751 Rev 2
D12-148/010
D12-148/012
D12-148/013
3831/X/020 P5
3831/X/003 P9
3831/X/016 P3
3831/X/018 P1
25370/001 A
Landscape Concept Plan
R002/rev01o
STK223N - F01 Rev 01
12 -3085/3578/D03/R
RGEO/rev00

Received by the local planning authority on 2 May 2013

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

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

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

9. 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 in the affected area 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.

10. Prior to the demolition or decommissioning of any buildings or associated infrastructure which forms part of the development 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 of the North Northamptonshire Core Spatial Strategy

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

- Site plan showing ingress and exit points (temporary and permanent), position of site compound, plant maintenance areas, materials stockpiles, aggregate processing areas, etc.
- The siting of the main compound needs careful consideration as noise, dust and light associated with deliveries, generators, plant parking/maintenance, contractor's facilities, can cause disturbance.
- Details of noise control including the use of reversing alarms which can be very intrusive.
- The use of reversing alarms can be significantly reduced by good internal traffic control and the use of one way systems.
- Details of dust control to include an inspection and control strategy rather than the fairly 'standard' measures include in the submitted CMS.
- Location of haul roads, speed limits, their inspection and measures to prevent dust and noise.
- Location of wheel washing to prevent mud and debris being tracked onto the highway.
- Measures to prevent vehicles waiting on the highway.
- Sign board with 24 hour contact details for members of the public.
- Contact details for site/project manager.
- Hours of construction work for the earthworks
- Phasing details for the works
- Details of mitigation to control noise impact on the amenity of the adjoining residential property.
- A Site Waste Management Plan

The approved Construction Management Statement shall be adhered to throughout the period of earthworks and the approved measures shall be retained for the duration of the works.

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

12. The development hereby approved shall be carried out in strict accordance with the Construction Traffic Management Plan dated February 2013, produced by Peter Brett Associates.

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

13. Prior to the commencement of development hereby approved a detailed scheme for the ownership and maintenance of the surface water drainage assets for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and used in accordance with the approved details.

Reason: To manage the risk of flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure.

14. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

15. No earthworks within 20m of the A14 approved by this permission shall be commenced until specific details in relation to additional ground investigation works for the creation of the new water course works have been submitted to and approved by the Local Planning Authority in consultation with the Highways Agency

Reason: To prevent the increased risk of flooding to the carriageway and damage to

the geotechnical ground conditions of the A14 Trunk Road to ensure the safe operation of the Strategic Road Network is protected and maintained in accordance with Section 10 (2) of the Highways Act 1980.

16. The construction of any boundary fences or works approved in connection with this permission shall be undertaken from within the site, with no vehicle or pedestrian access permitted from Highway Agency land. Care must be taken not to disturb any Highway Agency apparatus or environmental features during construction.

Reason: To ensure that the A14 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by ensuring appropriate controls are in place to monitor and control site boundary construction activities

13/00926/FUL

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.**

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

Decision **Withdrawn from the agenda by the officers following submission of additional information by the applicant. This information will be reviewed and the case reported back to Committee.**

13/00927/CAC

Date received	Date valid	Overall Expiry	Ward
30 May 2013	30 May 2013	25 July 2013	

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 **Withdrawn from the agenda by the officers following submission of additional information by the applicant. This information will be reviewed and the case reported back to Committee.**

POLICY & RESOURCES COMMITTEE

Date: 29 July 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

Richard Lewis (Chairman)
Glenvil Greenwood-Smith (Vice-Chairman)
Stephen North (Leader of the Council)
Glenn Harwood MBE (Deputy Leader of the Council)

Roger Glithero JP
Sue Homer
Dudley Hughes JP

Andy Mercer
Rupert Reichhold
Jeremy Taylor

110. MINUTES

The minutes of the meeting held on 10 June 2013 were approved and signed by the chairman.

111. APOLOGIES FOR ABSENCE

Councillors Peter Baden, David Brackenbury, Wendy Brackenbury, John Farrar and Marika Hillson sent their apologies. A further apology was also received from the Chief Executive, David Oliver.

112. DECLARATIONS OF INTEREST

The following members and officers declared interests in the items as shown. Where prejudicial interests were declared, the named members and officers left the room for the consideration and voting on the items.

Councillor/Officer	Item	Nature of Interest	DPI	Other Interest
Sue Homer, Dudley Hughes and Andy Mercer	9 – Disabled Facilities Grants	Members of Northamptonshire County Council		Yes
Roger Glithero	12 – Nene Valley News	Wife delivers NVN	Yes	

113. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions.

114. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) District Regeneration Working Party

The minutes of the meeting held on 10 June 2013 were received (see pages 139 to 142).

(b) Personnel Sub-Committee

The minutes of the meetings held on 11 June 2013 and 23 July 2013 were received (see pages 143 to 148).

(c) Finance Sub-Committee

The minutes of the meeting held on 24 June 2013 were received (see pages 149 – 156) and the recommendations within minutes 7.6, 9.4 and 15.2 were considered.

No action to be taken in respect of Minute 11 Splash Leisure Pool.

RESOLVED:

That the recommendations in the minute indicated, as set out below, be approved:-

Minute 7.6 – Underspends and Reserves

- (1) That the Policy and Resources Committee approve the following under-spends to carry forward to future years:-

Carry Forward Request

Chairman's Civic Expenses £511
Contaminated Land (£3,020)
Land Charges £6,115
Leisure Services £21,000
Member Empowerment Fund £33,435
Support to Community & Voluntary Sector £3,360
Customer Services Uniforms £600
Development Control Planning £21,000
Planning - Conservation £14,000
Irthlingborough Master Plan £3,420
Higham Ferrers Master Plan £2,450
Thrapston Master Plan £1,040

Total £103,911

(Reason – for formal approval into the revenue budget for 2013/14)

- (2) That the Policy and Resources Committee approve the use of the 2012/13 underspend set out below –

	£000	£000
2012/13 Net Cost of Service Underspend		(£617)

Interest receivable underspend		(£87)
Other		(£6)
Total Underspend		(£710)
Budgeted Contribution from Reserves		£545
Contribution to Reserves		(£165)
Redistribution of unutilised reserves		£545
Carry Forward Requests 2012/13	(£103)	
Land Charges	(£164)	
Planning	(£165)	(£432)
Contribution to Reserves		£113

(Reason – for formal approval to incur expenditure in 2013/14 and strengthen reserves)

- (3) That the Policy and Resources Committee approve the reserves position set out in Appendix 1 of these minutes.

(Reason – for approval of the strengthened reserves to mitigate some future financial risks)

It was further

R.2 RESOLVED TO RECOMMEND

That the following recommendations in the minutes indicated be approved:-

Minute 9.4 - Capital Programme and Proposed Capital Governance Arrangements

That the Scheme of Delegation in Part 3 of the Council's Constitution be amended to include the following:

Where an urgent decision (that does not fit into the Council/Finance Sub-Committee schedule) is required to move a scheme from the Development Pool to the Approved Capital Programme, the Chief Finance Officer, in conjunction with the Chairman of the Finance Sub-Committee, may, if necessary, approve the change and submit a report on the matter to the next meeting of the Finance Sub Committee.

(Reason – To deal with urgent matters without the need to call a meeting)..

Minute 15.2 – Asset Management – Sale of Land & Buildings Progress Update

That the Scheme of Delegation in Part 3 of the Council's Constitution be amended to include the following:

The Chief Executive, in consultation with the Leader of the Council or, if the Leader is not available, the Chairman of the Policy and Resources Committee, be authorised to determine any matters in relation to public parking provision associated with the sale of car park sites.

(Reason – To improve the speed of decision making).

115. HOMELESSNESS BUDGET PROVISIONS 2013-14

Members considered a report from the Housing Strategy Manager indicating that the arrangements for financing the homelessness budget had changed. The government would now be including an indicative amount in the Rate Support Grant (RSG) rather than paying a separate Homelessness Grant. However, RSG was expected to reduce by 10% per annum until at least 2018.

The committee considered whether to continue to profile money in its revenue budget for homelessness and how it should be spent. The following suggestions were made by the Housing Strategy Manager:-

- East Northants Community Services (Rushden Night Shelter) – continued funding of £10,000, which would also enable the Severe Weather Protocol to be delivered
- Medical & Social Need Panel Assessments – an additional amount of £2,000 to reflect the sharp increase in assessments
- North Northamptonshire Housing and Homelessness Co-ordinator – continued funding of the shared post, at a cost of £6,000.

The committee felt that the amount allocated to homelessness should be restricted to £45,000 in 2013/14 and that in addition to the above projects, the balance should be used for external grants and a contingency for specific purposes that may arise throughout the year.

RESOLVED:

- (1) That the allocation of funds totalling £18,000 to the homelessness budget for the projects set out above be approved.
- (2) That a further £27,000 be allocated to the budget for 2013/14 to make up a total of £45,000 for homelessness and that £15,000 be used for external grants and £12,000 as a contingency for specific purposes that may arise during the year.
- (3) That applications for grant continue to be considered by the Committee.

(Reason: to enable officers to administer the council's budget effectively)

116. HOUSING POLICY WORKING PARTY

The Housing Strategy Manager reported on the achievements of the Housing Policy Working Party since its inception in January 2012:-

- A new Tenancy Strategy
- Review of allocation criteria and production of a new Housing Allocation Policy
- A new Housing (& homelessness) Strategy
- Consideration of Localism Act implications, including new measure in respect of tenure reform and homelessness discharge into the private sector
- Consideration of housing needs evidence to inform a range of new housing Policies.

The working party had, over the last few months, examined housing needs evidence, with a view to determining future housing policies, in the following areas:-

- Levels of affordable housing required (target)
- Tenure of affordable housing
- Housing mix
- Thresholds for affordable housing provision
- Specialist housing provision ie older persons accommodation,

and a series of workshops would be held, to which members would be invited.

Members noted the work of the Working Party and recognised that it was now complete. The Vice Chairman of the Committee, who had served as the Chairman of the Housing Policy Working Group, thanked all the officers for their support during period the working party had operated.

RESOLVED:

That the Housing Policy Working Group be disbanded.

(Reason: to enable the work of the Housing Policy Working Party to be concluded)

117. CAT HARTLEY, HOUSING STRATEGY MANAGER

The Chairman paid tribute to the work of Cat Hartley, Housing Strategy Manager, who was attending her last Policy & Resources Committee meeting, having secured a position with Blaby District Council. Both the Chairman and the Leader of the Council thanked her for her valuable contribution over the last 7 years.

118. DRAFT STATEMENT OF ACCOUNTS 2012/13

The Chief Finance Officer presented the draft Statement of Accounts for 2012/13. It was considered best practice for members to have sight of the draft Statement before the audit.

Members asked several questions and the Chief Finance Officer undertook to provide further information on the Comprehensive income and expenditure account figures under section 22 (Cash Flow Statement).

RESOLVED:

That, prior to KPMG auditing the financial statements, the draft Statement of Accounts for 2012/13 be endorsed.

(Reason: to provide Members with a copy of the draft Statement of Accounts prior to external audit in accordance with best practice)

119. DISABLED FACILITIES GRANTS

The committee was reminded that The Housing Grants, Regeneration and Construction Act 1996 placed a mandatory requirement on all local authorities to provide disabled facilities grants (DFGs) to residents who had been assessed by Occupational Therapists (OTs) as having a need. DFGs allowed occupiers to remain at home for longer, reducing the amount of social care and health care they require by improving their quality of life at home and making it safe for them to remain at home.

In view of the pressures on local government funding increasing to a critical level, the ageing population and insufficient money to meet demand, the council and Northamptonshire County Council (NCC) had been working together to address the problem. Discussions had taken place on the use of 2nd Homes Discount funds as a one off re-investment in DFGs. These funds – which related to the amount of extra council tax NCC received as a result of a move from a 50% 2nd Homes Discount to a 10% discount up to 31 March 2013 a few years ago. The ENC element of this funding was £220k as at 31st March 2013.

Joint modelling work between the two councils had broadly shown that, over time, investment in DFGs would create savings in social care costs but the level of savings could not yet be quantified.

RESOLVED:

- (1) That the latest position on DFGs and, in particular, the successful joint work to date with NCC, be endorsed.

(Reason - to provide recognition of the joint work between the two councils)

- (2) That the Leader of the Council write to the Leader of the County Council to request the drawdown of the balance of Council Tax raised from the removal of the 2nd homes discount to invest in additional DFGs targeted at those DFG clients who are most likely to be prevented from requiring social care support in the future.

(Reason - to provide further investment in DFGs).

120. INTRODUCTION OF KNOWLEDGE TEST FOR HACKNEY CARRIAGE AND PRIVATE HIRE DRIVERS

Consideration was given to the introduction of a knowledge test for drivers of hackney carriages and private hire vehicles; this would reflect the practice in all other councils in the county.

The results of the consultation with existing drivers, owners and operators were given and it was noted that most respondents felt that the tests should apply to new drivers only. Members welcomed this proposal and asked that

- Pictures be included in the test to improve its effectiveness
- An appeal mechanism be introduced

Representations be made to Government expressing concern that verbal tests had to be offered for those who could not read or write to comply with equalities legislation. There was particular concern in relation to the transport of children and vulnerable adults if reading skills were not sufficiently high to enable reading of instructions for journeys.

RESOLVED:

- (1) That a knowledge test for new drivers be introduced.

(Reason - To ensure public safety)

- (2) That a charge of £40 per test for re-tests be applied up to a maximum of three tests in any 12 month period.

(Reason - To ensure costs associated with the licensing process are recovered)

(Reason – To secure a fairer system)

- (3) That representations be made to the appropriate Government department on the concerns expressed by the committee on the need to have verbal tests as well as written tests.

(Reason – To give voice to the committee's concerns)

R.3 RESOLVED TO RECOMMEND

That applicants who fail the test be given the right of appeal to the Licensing (Taxi & Miscellaneous) Panel and that the Terms of Reference and delegation of that Panel be amended accordingly.

121. CARE AND REPAIR SERVICE

The committee considered a report from the Environmental Protection Manager regarding changes to the level of support for the Care and Repair Service undertaken by Spire Homes following the withdrawal of Supporting People funding from Northamptonshire County Council (currently £100,000). The service administered Disabled Facility Grants (DFGs), and also the Handyperson Service which had seen a fall in demand.

The following options were highlighted in the report:-

1. Withdrawal from the Care and Repair Service including the handyperson scheme, utilising any remaining funding (split with Wellingborough Council or BCW) and bring the function in house and funding by Care and Repair of a technical post to produce drawings and project manage (requires a full review of the processes and work currently undertaken by Care and Repair).
2. Withdrawal from the Care and Repair Service including the handyperson scheme, utilising any remaining funding (split with BCW) and bring it in house as in Option 1 above with any shortfall of funding made up by introducing fees for each DFG
3. Undertake a joint procurement exercise with BCW to obtain a contract to deliver the service within existing budgets and enable both councils an opportunity to review the specification and develop the service more thoroughly
4. Undertake a joint procurement exercise with BCW to obtain a contract to deliver the service utilising funding generated by the introduction of fees for each DFG application and in so doing fund the cost of any contract out of the capital DFG funding only
5. Continue with Care and Repair as currently and accept the level of service that Care and Repair are able to provide following the funding changes and undertake a review of the handyperson scheme and consider its future.

The likely effect of imposing fees was shown to the committee.

RESOLVED:

- (1) That Option 4 above be adopted.
- (2) That in the event of BCW not agreeing to jointly procure a new contract with this council, the committee give further consideration to the matter.
- (3) That, with effect from April 2014, fees for DFGs be introduced.

(Reason – to secure the future funding of Care & Repair).

122. NENE VALLEY NEWS – COMPLYING WITH THE CODE OF RECOMMENDED PRACTICE ON LOCAL AUTHORITY PUBLICITY

The Head of Customer and Community Services reported that the legislation which would sanction the new Code of Recommended Practice on Local Authority Publicity would be in place in March 2014.

There was a risk that the council could be challenged if it continued to produce the Nene Valley News after that time. Paragraph 28 of the code read as follows:-

“Local Authorities should not publish or incur expenditure in commissioning in hard copy or on any website, newsletters, newssheets or similar communications which seek to emulate commercial newspapers in style or content. Where local authorities do commission or publish newsletters, newssheets or similar communications, they should not issue them more frequently than quarterly, apart from parish councils which should not issue them more frequently than monthly. Such communications should not include material other than information for the public about the business, services and amenities of the council or other local public service providers”.

The committee noted the implications and expressed regret that it would be necessary to stop production of NVN, which was regarded as an effective way of engaging with the community. It was suggested that the officers should explore the possibility of selling NVN to a private operator.

RESOLVED:

- (1) That it be confirmed that the council will cease the production of Nene Valley News (NVN) at the end of the current contract period of 31 March 2014.
- (2) That a full equality impact assessment of the withdrawal of NVN be undertaken.
- (3) That a draft East Northamptonshire Communications Strategy be prepared for consultation to mitigate against the loss of Nene Valley News and be considered by this committee in September 2013.

123. 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.

124. MINUTES OF LEISURE CONTRACTS WORKING GROUP

The minutes of the meeting held on 17 June and 5 July 2013 were received.

Chairman

District Regeneration Working Party

Minutes of meeting held on Monday 10 June 2013
at 3pm in The Kasen Room (formerly CHG2)

Present:

Councillors:	Cllr Steven North (Chair)	Cllr SN
	Cllr Glenn Harwood	Cllr GH
	Cllr Roger Glithero	Cllr RG
	Cllr Richard Lewis	Cllr RL
Officers:	David Oliver, Chief Executive	DO
	Lisa Hyde, Head of Customer & Community Services	LJH
	Mike Greenway, Community Partnerships Manager	MG
	Sean Silver, Community Partnerships Officer	SS
	Su Davies, External Funding Manager	SD
Minutes:	Sharon Prior, Executive Support Officer	SP

ACTION

1. **Apologies**
- 1.1. Apologies had been received from:-
 - Councillor David Brackenbury
 - Kelly Watson, Finance Manager
2. **Minutes of previous meeting held on 28 August 2012**
- 2.1. Cllr SN agreed to continue as temporary Chair of the Working Group, until a permanent Chair was appointed.
- 2.2. The minutes of the meeting held on 28 August 2012, as approved by Policy & Resources Committee on 10 September 2012, were noted.
3. **Declarations of Interest**
- 3.1. Members of the Working Group noted their declarations of interest:-

Councillor Glenn Harwood

Item:	Item 4 – funding bid from Education Foundation of Abigail Bailey & Ann Levett for Chelveston Village Hall
Nature of Interest:	Cllr Harwood is the Ward Member for Chelveston and lives in the village. Cllr Harwood confirmed he had no involvement with the bid's preparation.
DPI / Other Interest:	Other

Councillor Richard Lewis

Item:	Item 4 – funding bid from Rushden MIND
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Nature of Interest: Cllr Lewis is a member of Rushden MIND, but confirmed he had no involvement with the bid's preparation.

DPI/Other Interest: Other

4. **Community Facilities Fund 2013/14 – review of Expressions of Interest (Eols) received under Stream 2**

4.1. Cllr SN outlined the purpose of the Working Party was to encourage all forms of regeneration across the district. As agreed by Policy & Resources Committee on 9 May 2012, a proportion of New Homes Bonus funding had been allocated to community projects – this was based on three streams:-

Stream 1 Member Empowerment Fund
Stream 2 Community Projects
Stream 3 Major Infrastructure Projects

Stream 2 had been renamed the Community Facilities Fund.

4.2. LJH advised that groups from across the district were invited to submit bids for projects for this Fund (capital work only), ie, building/construction costs, refurbishment works, large items of equipment, etc. The maximum grant available was up to £50,000. LJH reported that 35 Expression of Interest (Eols) had been received by the deadline, totalling £2.7m – with £822,170 requested from the ENC fund. LJH noted that the total funding requested exceeded the amount available in the Fund, which was noted as £340,102.

4.3. The Working Group considered the bids received, as detailed on Appendix 4 of the meeting papers. LJH then outlined the scoring mechanism applied to each Eol, and requested that members of the Working Party identify which Eols they felt should be progressed through to the full bid stage. The timetable for consideration of full bids was noted:-

- Full bids to be prepared by 1 August 2013.
- Community Partnerships Team to review full bids during August 2013.
- DRWP to review full bids received at a meeting to be arranged for 9 September 2013 (before Policy & Resources Committee).
- DRWP to recommend to Policy & Resources Committee on 26 September 2013 which bids would receive funding.

4.4. The Members of the Working Group then considered the Eols received and noted positive comments on the amount of bids received, and how the information had been collated for consideration at the meeting. Cllr SN then suggested that bids that scored a total of 4, 5 and 6 – totalling £457,250 – be invited to prepare full bids, which was supported by the other Members of the Working Group.

4.5. Cllr RG then outlined his concern that the total cost for some of the Eols received was high, and had a high dependence on receiving funding from other sources. He felt it was not appropriate that these bids continue to the full bid stage. LJH pointed out that the funding requested from the Community Facilities Fund was only a proportion

of the total cost, and those bids that didn't receive funding from the other sources would be unable to move forward.

- 4.6. Following a detailed discussion regarding the bids received, and which of those could attract funding from other sources, the Working Group **RECOMMENDED** that full bids be invited from all projects scoring a total of 4, 5 and 6, as listed below:-

Applicant	Project Synopsis	Application location
Total score = 6		
Kings Cliffe Heritage	Convert Listed C19th School Room into a Heritage Centre	Kings Cliffe
Education Foundation of Abigail Bailey & Ann Levett (Village Hall)	Village Hall extension, Car Park & Playing Field	Chelveston
Holy Trinity Church Denford	To install a toilet & servery to the Church	Denford
Nassington Cricket Club	Replace existing with a New Cricket Pavilion	Nassington
Rushden Town Council	To give Jubilee Park changing rooms	Rushden
Irthlingborough Methodist Church	Refurbish & upgrade meeting rooms to rear of church	Irthlingborough
Total score = 5		
Rushden MIND	Purchase pc hard and software to provide range of interactions to address mental health issues and be socially inclusive	Rushden
Oundle Town Rowing Club	To improve facilities by developing the Clubhouse	Oundle
Wellyradioonline (Internet Radio organisation)	Relocate office and provide internet radio including training facilities for young presenters for East Northamptonshire	Rushden
Wadenhoe Recreation Hall	Create a Paved area to the rear of the Hall to enhance hall which will be safer & encourage increase usage.	Wadenhoe
Full Gospel Church (East	Community Centre upgrade Project. Installation of	Rushden

Northants Community Services)	secondary Double Glazing; Carpet floor tiling; Expansion of Food storage facility (Food bank).	
Oundle Town Council	Refurbishment of Fletton House to provide community facilities	Oundle
Total score = 4		
St Leonard's Church - Glapthorn	Creation of a community space & Information Hub within church by removing some pews & to include internal decoration and installation of an accessible toilet.	Glapthorn
Islip Parish Council	Replacement of old steel seam containers and replace with a new Sports Pavilion at Recreation Ground. Changing rooms, storage and car parking.	Islip
Ringstead Community Group	Redevelopment of Peace Park to provide new & exciting play & exercise equipment.	Ringstead
Oundle C of E Primary School	Creation of a community space in the heart of Oundle	Oundle
Higham Ferrers Town Council	Sports Pavilion refurbishment	Higham Ferrers
Woodnewton Parish Council	To replace old play equipment	Woodnewton

- 4.7. The Working Group agreed to contact those groups whose bids were unsuccessful from this round to explain why their bid would not receive support this time; LJH/MG/SS to complete.

LJH/MG/SS

5. **Date of Next Meeting**

- 5.1. LJH recommended the next meeting of the Working Group be held on Monday 9 September 2013 (to be confirmed), to coincide with Policy & Resources Committee on 26 September 2013.

SP

DRWP/SP 21.6.13



East
Northamptonshire
Council

Personnel Sub-Committee

Minutes of a meeting held on 11 June 2013 at East Northamptonshire House, Thrapston

Present: Councillors Roger Glithero JP
Glenn Harwood MBE
Jeremy Taylor

David Oliver Chief Executive
Katy Everitt Head of Resources and Organisational
Development
Aime Armstrong Human Resources Manager
Paul Smith Senior Democratic Services Officer

1.0 APPOINTMENT OF CHAIRMAN

RESOLVED:

That Councillor Roger Glithero be elected Chairman of the Personnel Sub-Committee for the year 2013-14.

2.0 APPOINTMENT OF VICE CHAIRMAN

RESOLVED:

That Councillor Jeremy Taylor be elected Vice-Chairman of the Personnel Sub-Committee for the year 2013-14

3.0 MINUTES

3.1 The minutes of the meeting held on 23 April 2013 were approved and signed by the Chairman.

4.0 APOLOGIES

4.1 Apologies for absence were received from Councillor Steven North

5.0 DECLARATIONS OF INTEREST

5.1	Officer	Item	Nature of Interest	DPI	Other Interest
	David Oliver	Cost of Living Pay Rise for Chief Officers	Chief Officer affected	Yes	
	David Oliver, Katy Everitt, Aime Armstrong, Paul Smith	Extra Leave Proposal	Members of Staff affected		Yes

6.0 QUESTIONS

6.1 There were no questions submitted under procedure rule 10.3.

7.0 WORKFORCE STATISTICS

7.1 The Sub-Committee reviewed data about staff sickness, turnover and the number of staff employed.

8.0 VACANT POSTS UPDATE

8.1 (a) Vacant posts
(b) New posts created on the establishment
(c) Posts temporarily vacant
(d) Budget savings, and
(e) Empty posts/hours still on establishment but with no budget.

8.2 Members were provided with an update on the position concerning recruitment to posts temporarily vacant and it was noted that the Corporate Management Team would review those posts which were empty and still on the establishment, but with no budget provision, to determine which posts could be permanently deleted from the establishment.

9.0 Xchange MINUTES

9.1 The Sub-Committee received and noted the minutes of the Xchange group for the meeting held on 5 February 2013 and the draft minutes of the meeting held on 30 April 2013.

9.2 Members welcomed the purchase of a defibrillator for use within the Council Offices referred to in the draft minutes of the 30 April meeting. It had not yet been decided where this should be located and the Council Chamber was suggested as a suitable location.

10.0 EXTRA LEAVE PROPOSAL

10.1 At its meeting held on 27 November 2013, the Sub-Committee had resolved that an issues paper be prepared on the options for providing a reward to staff in recognition of the additional burdens recently placed upon them. This was to recognise staff commitment and hard work during challenging times and after a number of years' pay freezes.

10.2 A number of options were outlined for providing an additional day's leave to be taken at either specified times of the year such as the Christmas period, or added to each member of staff's leave entitlement for 2013-14. Members expressed their support for this latter option as it would cause least disruption to the running of the Council's services. It was re-affirmed that this would be a one-off arrangement for the 2013-14 leave year

10.3 As this initiative had originally been proposed by Councillor Glenn Harwood and supported by the Sub-Committee, it was appropriate that in announcing the extra day's leave to staff, the reasons for granting the additional day and the appreciation of Members for the contribution made by staff were included in the communication.

RESOLVED:

- i) That full-time staff be allocated an additional day's leave as a one-off arrangement for 2013-14, to be incorporated into annual leave entitlements, with the additional day to be taken by 30 April 2014.
- ii) That part-time staff be allocated a pro-rata entitlement.

11.0 FAMILY AND WORK LIFE BALANCE POLICY

- 11.1 The Human Resources Manager presented a report concerning the adoption of a revised Family and Work life Balance Policy. The revised policy had been prepared following an audit of HR policies in 2012 which had identified a need to reduce the number of existing policies to four, including one covering family and work life balance. The proposed policy had been drafted following an amalgamation and review of five existing policies.
- 11.2 The content of the policy was based on statutory requirements on maternity, paternity, adoption, parental, and emergency leave and the draft policy had been subject to consultation with staff and UNISON and had been agreed by the Council's Corporate Management Team.
- 11.3 It was noted that whilst parental leave was a statutory right, the employer had a right to delay the taking of such leave and the Policy would need to include reference to this. The draft Policy document also required a number of formatting and text changes.
- 11.4 Members expressed their thanks to the Human Resources Manager for producing a Policy document which was firm, fair and clear and would enable issues around family and work life balance to be managed effectively.

RESOLVED:

- i) That the Family and Work Life Balance Policy attached at Appendix A be adopted.
- ii) That the Chairman of the Sub-Committee be authorised to approve the final Policy document to include the amendments set out above.

12.0 COST OF LIVING PAY RISE FOR CHIEF OFFICERS

The Chief Executive, having declared a Disclosable Pecuniary Interest, left the meeting for consideration of this item.

- 12.1 It was reported that following the Sub-Committee's decision at its last meeting to award a 1% cost of living pay rise to all staff, it had subsequently been confirmed that there would be no cost of living pay rise offered nationally to Chief Executives and Chief Officers. In light of this, the 1% pay rise for this Council's Chief Executive and Executive Director had been deferred to enable the Sub-Committee to consider its previous decision again. These were the only two posts at ENC covered by the separate national negotiations for senior officers.

- 12.2 It was noted that although approving a 1% pay rise for Chief Officers would place this Authority outside the national pay agreement, provision for a 1% pay rise had been included in the Council's budget and Chief Officers at ENC were generally paid less than similar posts in neighbouring Authorities.

RESOLVED:

That a 1% cost of living pay rise for 2013, backdated to 1 April 2013, be awarded to the Chief Executive and the Executive Director.

Chairman



Personnel Sub-Committee

Minutes of a meeting held on 23 July 2013 at East Northamptonshire House, Thrapston

Present: Councillors	Roger Glithero JP (Chairman)
	Glenn Harwood MBE
	Steven North
	Sharn Matthews Executive Director
	Katy Everitt Head of Resources and Organisational Development
	Aime Armstrong Human Resources Manager
	Kathryn Rance Applications Support Manager (for Staff Proposal 25 item)

1.0 MINUTES

- 1.1 The minutes of the meeting held on 11 June 2013 were approved and signed by the Chairman.

2.0 APOLOGIES

- 2.1 Apologies for absence were received from Councillors Wendy Brackenbury and Jeremy Taylor and David Oliver, Chief Executive.

3.0 DECLARATIONS OF INTEREST AND QUESTIONS

- 3.1 There were no declarations of interest or questions submitted under procedure rule 10.3

4.0 COMMENCEMENT TIME FOR MEETINGS OF THE SUB-COMMITTEE

- 4.1 Members considered alternative meeting times for future meetings of the Sub-Committee. Meetings at 2.00pm on Tuesdays meant that it was difficult to plan other activities during the day and an earlier or later start time might overcome this. It was noted, however, that Tuesday morning meetings would conflict with meetings of the Corporate Management Team.

RESOLVED:

That options for alternative start times and meeting days be circulated to Members of the Sub-Committee for consideration.

5.0 EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 2 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

6.0 STAFF PROPOSAL 25 – ICT WEB DEVELOPMENT TEAM RESTRUCTURE

- 6.1 The Sub-Committee considered a report regarding a proposed restructure of the Web Development Team to improve the resilience and effectiveness of the team to deal with current and future demands of the service.

RESOLVED:

That formal consultation on possible changes and the impact on staff be approved to begin immediately.

7.0 STAFF PROPOSAL 24 – REVIEW OF WASTE MANAGEMENT TEAM

- 7.1 The Sub-Committee considered a report regarding the need for a review of the Waste Management Officer function within the Waste Management Team.

RESOLVED:

That formal consultation on possible changes and the impact on staff be approved to begin immediately.

8.0 STAFF PROPOSAL 26 – REVIEW OF PLANNING SERVICES

- 8.1 Members considered a report concerning the need for a review of the Planning Services Officer structure and function as part of the business process review of the development management function.

RESOLVED:

That the Planning service review, including formal consultation about possible changes and how they impact on staff, be approved to begin immediately.

Chairman



Finance Sub-Committee

Minutes of a meeting held on Monday 24 June 2013 at 7.30pm, Council Chamber, East Northamptonshire House, Thrapston

Present: Councillors: Peter Baden
Roger Glithero JP
Glenvil Greenwood-Smith
Glenn Harwood MBE
Richard Lewis
Steven North

Officers: David Oliver (Chief Executive)
Glenn Hammons (Chief Finance Officer)
Kelly Watson (Finance Manager)
Elizabeth Wilson (Interim Head of Planning Services)

1.0 APPOINTMENT OF CHAIRMAN

1.1 RESOLVED:

That Councillor Steven North be appointed Chairman of the Sub-Committee for the year 2013-14

2.0 APPOINTMENT OF VICE-CHAIRMAN

2.1 RESOLVED:

That Councillor Richard Lewis be appointed Vice-Chairman of the Sub-Committee for the year 2013-14

3.0 APOLOGIES FOR ABSENCE

3.1 An apology for absence was received from Councillor David Brackenbury

4.0 MINUTES

4.1 The minutes of the meeting of the Finance Sub-Committee held on 31 January 2013 were approved and signed by the Chairman.

5.0 DECLARATIONS OF INTEREST

5.1 The following interests were declared in the Agenda items specified below:

Councillor	Agenda item	Nature of Interest	DPI	Other Interest
Richard Lewis	Splash Leisure Pool	Rushden Town Council Member		Yes
Roger Glithero, Glenvil Greenwood-Smith and Richard Lewis	Treasury Management Report	Account holder with Bank listed in paragraph 4.1 of report		Yes

6.0 **QUESTIONS UNDER PROCEDURE RULE 10.3**

6.1 The following question was submitted by Councillor Peter Baden:

Is it possible that the leader of the council and the chairman of this committee might have the courtesy to reply to the letter he has received from Thrapston Town Council and also from the Leader of the Opposition of this council concerning the sale of Cosy Nook area designated as a car park, part of council assets. If as Leader he is not prepared to reply to a perfectly legitimate request for information should he still be leader of the council or chairman of this committee if he is so discourteous. If he has replied as a result of this question would he give us his reply

The Chairman replied as follows:

Thank you for your question in regard to letters in reference to an East Northants Council owned site in Thrapston. I can assure it is an oversight on my behalf, rather than a lack of willingness to respond. This I will rectify.

7.0 **FINANCIAL OUTTURN 2012/13**

- 7.1 The Finance Manager presented a report providing an overview of the Council's expenditure against the approved budget for the financial year 2012/13, highlighting significant under-spending or over-spending.
- 7.2 The revised net budget was reported at £10,194,830, with service expenditure outturn for the year an under-spend of £617,000. This represented an increased under-spend of £164,000 since quarter three, although £104,000 of this had been identified as being needed for expenditure to take place in 2013/14 and had therefore been recommended to be carried forward.
- 7.3 Capital expenditure for 2012/13 was £2,744,000 lower than forecast within the revised budget, with the majority of this variance due to expenditure being re-profiled into future years within the Capital Programme. A summary of the schemes accounting for the majority of the variance was given to the Sub-Committee.
- 7.4 The under-spend within the Capital Programme of £137,000 was largely due to the removal of the Council car scheme which had resulted in savings of £121,000.
- 7.5 The overall funding required for the 2012/13 Capital Programme had reduced by £1.5m to £2.6m, mainly due to slippage of capital expenditure into future years.
- 7.6 It had previously been decided to increase the minimum level of Reserves to £2m and Members asked whether there was now an opportunity to reduce this minimum amount. In response, the Chief Finance Officer confirmed that this would be reviewed as part of the budget setting process. The key risks facing the Authority would be

considered as part of this review and changes to these risks would be taken into account.

RESOLVED: That

- i) The current revenue budget, capital budget and reserves position for 2012/13 be noted.

RESOLVED TO RECOMMEND: That

- i) The Policy and Resources Committee approve the following under-spends to carry forward to future years:

Carry Forward Request

Chairman's Civic Expenses	£511
Contaminated Land	(£3,020)
Land Charges	£6,115
Leisure Services	£21,000
Membership Empowerment Fund	£33,435
Support to Community & Voluntary Sector	£3,360
Customer Services Uniforms	£600
Development Control Planning	£21,000
Planning - Conservation	£14,000
Irthlingborough Master Plan	£3,420
Higham Ferrers Master Plan	£2,450
Thrapston Master Plan	£1,040
Total	£103,911

(Reason – for formal approval into the revenue budget for 2013/14)

- ii) The Policy and Resources Committee approve the use of the 2012/13 underspend set out below

	£000	£000
2012/13 Net Cost of Service Underspend		(£617)
Interest receivable underspend		(£87)
Other		(£6)
Total Underspend		(£710)
Budgeted Contribution from Reserves		£545
Contribution to Reserves		(£165)
Redistribution of unutilised reserves		
		£545
Carry Forward Requests 2012/13	(£103)	
Land Charges	(£164)	
Planning	(£165)	(£432)
Contribution to Reserves		£113

(Reason – for formal approval to incur expenditure in 2013/14 and strengthen reserves)

- iii) The Policy and Resources Committee approve the reserves position set out in Appendix 1 of these minutes.

(Reason – for approval of the strengthened reserves to mitigate some future financial risks)

8.0 TREASURY MANAGEMENT REPORT

- 8.1 The Finance Manager submitted a report outlining the final Treasury Management position for 2012/13.

RESOLVED:

That the Treasury Management performance be noted.

9.0 CAPITAL PROGRAMME AND PROPOSED CAPITAL GOVERNANCE ARRANGEMENTS

- 9.1 The Sub-Committee considered a report of the Chief Finance Officer concerning the proposed governance arrangements for the Council's Capital Programme and proposed changes to the Council's Approved Capital Programme and Development Pool for 2013/14.
- 9.2 The Chief Finance Officer confirmed that any items of unexpected capital expenditure, such as essential strategic maintenance work, would be provided for in the Capital Programme by other less urgent projects dropping out of the Programme in order to accommodate the priority projects.
- 9.3 It was noted that Members would continue to have an opportunity to add projects into the Development Pool through the review process.
- 9.4 The schemes ready to progress from the Development Pool into the main Capital Programme included the scheme for the purchase of wheeled bins. It was noted that this was a contractual commitment and did not involve any additional expenditure to that already agreed, but provided correct reporting and accounted for the scheme in the Capital Programme.

RESOLVED: That

- i) The capital governance arrangements set out in Section 2 of the report be approved

(Reason: to strengthen the Council's capital planning processes, provide greater transparency of investment decision and move towards best practice)

- ii) The changes to the Council's Capital Programme 2013/14 set out in Section 3 and Appendices 3 and 4 of the report be approved

(Reason: to deliver the Council's capital expenditure plans for 2013/14)

RESOLVED TO RECOMMEND:

That the Scheme of Delegation in Part 3 of the Council's Constitution be amended to include the following:

Where an urgent decision (that does not fit into the Council/Finance Sub-Committee schedule) is required to move a scheme from the Development Pool to the Approved Capital Programme, the Chief Finance Officer, in conjunction with the Chairman of the Finance Sub-Committee, may, if necessary, approve the change and submit a report on the matter to the next meeting of the Finance Sub-Committee.

10.0 COUNCIL LAND AND BUILDING ASSET PLAN

- 10.1 It was reported that work was currently being undertaken by the Council's Amenities Manager and Finance Manager to ensure that the Council had an up to date land and building asset plan to be taken into consideration within the Medium Term Financial Strategy.

RESOLVED:

That the report be noted.

11.0 SPLASH LEISURE POOL

- 11.1 The Sub-Committee considered a report outlining maintenance work carried out to the Splash Leisure Pool over recent years and work that needed to be undertaken to ensure the facility could remain operational, safe and in a good condition to encourage maximum customer usage.
- 11.2 The two items of work identified as requiring the most urgent attention to keep the Pool operational were the replacement of the air handling units and replacement ducting at an estimated cost of up to £120,000. A detailed study of the works required would cost approximately £10,000 for which there was no budget provision. If the Sub-Committee decided that, in principle, the essential maintenance and improvement works to the Pool should be carried out, the total cost was broadly estimated to be around £500,000.
- 11.3 Members considered the usage figures for the Pool, possible sources of external funding and an alternative delivery model. There were potentially other delivery models which could be investigated further.
- 11.4 Members expressed concern at the estimated cost of carrying out the essential maintenance and improvements to the Pool which was considered to be too onerous given the Council's financial position. It was important to ascertain how long the Pool would remain operational with the essential maintenance works carried out in order to effectively plan ahead, with the contract to run the facility being re-let in 2016, and whether the Pool was viable to refurbish at the costs indicated.
- 11.5 Councillor Roger Glithero was of the view that the Pool was already obsolete and would cost too much to refurbish and it should therefore be disposed of. However, this would be a decision made by the Policy and Resources Committee.

11.6 After considering the options set out in the report, it was

RESOLVED TO RECOMMEND:

- i) That the Policy and Resources Committee agrees in principle to essential maintenance work being carried out to the air handling units and ducting at the Splash Pool and provision of a maximum of £120,000 be included in the Development Pool within the Council's Capital Programme for this work
- ii) That further work be undertaken at an estimated cost of £10,000, to be funded from capital reserves, to establish a precise scope of works and the estimated costs involved

(Councillor Roger Glithero wished it to be recorded that he had voted against the above recommendation).

12.0 PROPOSED FEE FOR MONITORING OF SECTION 106 AGREEMENTS

12.1 It was reported that at the present time the Council required a developer or applicant to pay the legal services costs incurred by the Council in preparing and executing Section 106 Agreements entered into as part of the determination of planning applications. However, the Council did not require a fee as part of the Section 106 Agreement to enable the Council to cover its costs in monitoring the agreement.

12.2 It was proposed to charge a monitoring fee for every trigger point in a Section 106 Agreement of £750 per trigger point. This would be a one-off fee payable at the signing of the Section 106 Agreement. This fee was based on the current number of trigger points that were being monitored and the average amount of time the officer monitoring the trigger points spent on that activity.

RESOLVED:

That the fee set out above be approved for implementation from 25 June 2013, with the exception of the completion of Section 106 Agreements in the week ending 28th June 2013.

13.0 EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items 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.

14.0 LAND ADJACENT RINGSTEAD CoE PRIMARY SCHOOL

14.1 The Sub-Committee considered a proposal for the sale of the above site which was currently leased to Ringstead CoE Primary School.

14.2 After considering the offer to purchase the site and the current and potential uses of

the land concerned, it was

RESOLVED:

That the lease on the land be retained.

15.0 ASSET MANAGEMENT – SALE OF LAND AND BUILDINGS PROGRESS UPDATE

15.1 The Sub-Committee considered a progress report on the sale of Council-owned land and buildings.

15.2 Should any decisions be required in relation to public car parks currently owned by the Council, it was considered that delegated authority should be given to officers to determine such matters in order to avoid delays in the sale process.

RESOLVED: That The report be noted.

RESOLVED TO RECOMMEND:

That the Scheme of Delegation in Part 3 of the Council's Constitution be amended to include the following:

The Chief Executive, in consultation with the Leader of the Council or, if the Leader is not available, the Chairman of the Policy and Resources Committee, be authorised to determine any matters in relation to public parking provision associated with the sale of car park sites.

Chairman

TRANSFERS TO AND FROM EARMARKED RESERVES

This note sets out the amounts set aside from the General Fund balances in ear marked reserves to provide financing for the future expenditure plans and the amounts posted back from earmarked reserves to meet General Fund expenditure in 2012/13.

Reserve	Balance 1 April 2012	Transfer out	Transfer In	Net Movement	Balance 31 March 2013
	£'000	£'000	£'000	£'000	£'000
Asset Management Repairs and Renewals Reserve	2,383	(435)	113	(322)	2,061
Concessionary Fares Reserve	0			0	0
Regeneration Reserve	480			0	480
Contingency Reserve	50			0	50
Elections Reserve	120			0	120
Insurance Reserve	100			0	100
Empty Homes Reserve	24			0	24
Land Charges Reserve	34		166	166	200
Environmental HI 4 EM Reserve	40			0	40
ATLAS Reserve	0			0	0
Planning Reserve	85		165	165	250
2011/12 Carry Forwards	134	(134)		(134)	0
2012/13 Carry Forwards			104	104	104
Community Projects	100	(82)	181	99	199
CIL				0	0
Capital Financing Reserve			87	87	87
Total Earmarked Reserves	3,550	(651)	816	165	3,714
Grants Unapplied	112	0	0	0	112
Minimum Reserves	2000	0	0	0	2000
	5,662	(651)	816	165	5,826

DEVELOPMENT CONTROL COMMITTEE

Date: 14 August 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry JP (Chairman)
Gill Mercer (Vice-Chairman)
Wendy Brackenbury
Derek Capp
Glenn Harwood MBE
Barbara Jenney
Andy Mercer
Bob Nightingale
Brian Northall
Ron Pinnock
David Read
Phillip Stearn
Robin Underwood

125. MINUTES

Subject to the amendment of minute 106(ii) to reflect that Councillor Underwood requested a recorded vote in respect of EN/13/00642/REM (Land South of Goulsbra Road, Rushden), the minutes of the meeting held on 24 July 2013 were approved and signed by the Chairman.

126. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero JP, Marika Hillson, Dudley Hughes JP, Anna Sauntson and Peter Wathen.

127. 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 Slupe Clay Pit Landfill Site, Kingscliffe
EN/12/01614/FUL Herne Road,

RESOLVED:

That the contents of the report be noted.

128. 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/12/01614/FUL (Herne Road, Oundle) until 18 October 2013.

RESOLVED:

1. That the report be noted.
2. That an extension until 18 October 2013 be approved in respect of EN/12/01614/FUL.

129. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor Andy Mercer declared an interest in respect of EN/13/01249/NCC (Land South of Goulsbra Road, Rushden), as county councillor for the site. Councillor Wendy Brackenbury declared an interest in the same item as she also held office as a member of Northamptonshire County Council.

130. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

The following people spoke on the items as indicated: -

- i) Mr Adrian Stevenson – EN/12/01741/FUL, EN/12/01957/OUT and EN/12/01742/FUL – Old Station House, Midland Road, Thrapston, Northamptonshire, Land between Oakleas Rise and A14, Midland Road, Thrapston, and OP0001 TL0078 A14 Bypass, Thrapston
- ii) Mr Ian Donald – EN/11/00925/FUL – Land next to River Nene, Church Street, Wadenhoe, Northamptonshire (Objector)
- iii) Councillor Alistair Belton – EN/11/00925/FUL – Land next to River Nene, Church Street, Wadenhoe, Northamptonshire (on behalf of Pilton, Stoke Doyle and Wadenhoe Parish Council)
- iv) Mr Harvey Smith – EN/13/00902/FUL – 1 Chapel Street, Ringstead, Kettering, Northamptonshire (Applicant)

131. 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) 12/0174/FUL – Old Station House, Midland Road, Thrapston, Northamptonshire NN14 4JS (page 162)

The committee considered a report detailing an application for the construction of 156 dwellings with associated, roads, site re-grading and landscaping with a density of around 35 dwellings per hectare.

Members noted the amendment to conditions 8 and 38 and the inclusion of an additional condition, detailed within the update report that was circulated at the meeting.

The committee **agreed to grant** the application, subject to the S106 Agreement and conditions detailed within the officer's report and the update report.

(ii) 12/01957/OUT – Land between Oakleas Rise and A14 Midland Road, Thrapston Northamptonshire (page 162)

The committee considered a report detailing an outline application for the erection of up to 75 dwellings and associated roads. The application was supported by an indicative layout depicting 71 dwellings, with a proposed density of 44 dwellings per hectare and a single point of access from Midland Road.

Members noted an additional representation from a neighbour objecting to the proposal. Amendments to the S.106 Developer Contributions Table were also noted, as detailed within the update report that was circulated at the meeting.

The committee **agreed to grant** the application, subject to the S106 Agreement and conditions detailed within the officer's report and the update report.

(iii) 12/01742/FUL – OP0001 TL0078 A14 Bypass Thrapston Northamptonshire (page 169)

The committee considered a report detailing a proposal for the construction of an earth noise bund, which would front onto Midland Road at the western point of the site and run approximately parallel to the A14 until the service station area.

Members noted an amendment to condition 2 which was detailed within the update report that was circulated at the meeting.

The committee **agreed to grant** the application, subject to the S106 Agreement and conditions detailed within the officer's report and the update report.

(iv) 13/01104/FUL – Lilford Lodge, Thrapston Road, Barnwell, Northamptonshire PE8 5SA (page 173)

The committee considered a report detailing an application for installation of a ground mounted solar park, comprising just over 1,000 solar panels, in the open countryside to the west of Barnwell.

Members noted that Barnwell Parish Council had no objection to the proposal and also noted further representations detailed within the update report in respect of Archaeology, Ecology and footpath NG1. The committee further noted corrections to paragraphs 6.3, 7.7.2 and 7.7.3 of the officer report.

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

(v) 11/00925/FUL - Land next to River Nene Wadenhoe, Church Street, Wadenhoe, Northamptonshire (page 175)

The committee considered a report detailing an application for the installation of a hydropower generation scheme with associated Archimedes screw, generator hut and water channel on the River Nene at Wadenhoe.

Members noted a correction to paragraph 2.11 of the report in respect of power generation figures and further noted additional information supplied regarding anthrax. The update report detailed additional representation received from a nearby resident and an additional condition for the permission.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the update report and an additional condition to require the submission of a maintenance scheme for the trash rack.

(vi) 13/00583/FUL – The Wharf House, Station Road, Oundle, PE8 4DE (page 177)

Further to a site visit held on 6 August 2013, the committee considered a report detailing an application for the erection of a single storey office building for personal use.

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

(vii) 13/00902/FUL – 1 Chapel Street Ringstead, Northamptonshire NN14 4DL (page 179)

The committee considered a report detailing an application for the conversion of an existing to a single two bedroom dwelling, as well as the installation of two new windows, an entrance door to the ground floor and three rooflights to the first floor.

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

(viii) 13/01249/NCC – Land South of Goulsbra Road, Rushden, Northamptonshire (page 180)

The committee considered a report detailing a re-consultation from Northamptonshire County Council in respect of the erection of a new two-form entry primary school following some amendments. The application had previously been submitted to the committee for comment at the meeting held on 12 June 2013.

Members noted a correction to recommendation 2, which was detailed within the update report circulated at the meeting.

The committee agreed to advise Northamptonshire County Council that East Northamptonshire Council **has no objection** to the application, subject to the recommendations detailed within the report.

Chairman

**List Of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 14 August 2013**

12/01741/FUL

Date received Date valid Overall Expiry Ward
22 October 2012 16 November 2012 15 February 2013

Applicant **Orbit Homes 2020 Ltd - Mr Jeff Knowles**

Agent **RDC - Mr Simon Copson**

Location **Old Station House, Midland Road, Thrapston, Kettering.**

Proposal **Construction of 156 dwellings with associated roads including site re-grading and landscaping**

Decision **Awaiting Section 106 Agreement – Conditions 8 and 38 to be amended by case officer**

12/01957/OUT

Date received Date valid Overall Expiry Ward
29 November 2012 14 March 2013 13 June 2013

Applicant **Mr Frank Redden**

Agent **RDC - Mr Simon Copson**

Location **Land Between Oakleas Rise And A14, Midland Road, Thrapston, Northamptonshire.**

Proposal **Outline: Erection of up to 75 no. dwellings and associated roads (some matters reserved)**

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

Conditions/Reasons:

1. Approval of the details of the siting, scale 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 91 of the Town and Country Planning

Act 1990.

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 of the external roofing and facing materials to be used for the construction of the dwellings and outbuildings hereby approved shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.
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 stage shall include drawings showing the finished floor levels of the dwellings and outbuildings in relation to the existing and proposed levels of the site and the surrounding land and dwellings. The dwellings and outbuildings shall thereafter be constructed in accordance with the details so approved.
Reason: For the avoidance of doubt, to ensure a satisfactory form of development in relation to neighbouring land and buildings and to ensure the proposal remains aligned to the bund construction.
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, all hard and soft landscaping, existing and proposed contours of the land, use of materials, street furniture and details of any additional natural boundary screening to be planted. Landscaping shall thereafter be provided in accordance with the details so approved. It is expected native species, traditionally found in the locality shall be used.
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, to include an implementation schedule, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
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 NPPF, 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. The details required to be submitted as part of condition 1 shall include details of the retention (including methods and treatments) of the existing trees and hedges identified within the submission along with a demonstrated commitment to retain as many of the other existing trees within the site as possible.
Reason: In the interests of visual amenity.
11. 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 for each individual plot. This boundary screening shall then be provided in accordance with the details so approved to a timetable to be agreed in writing by the Local Planning Authority 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.
12. Prior to the occupation of the dwellings hereby permitted, a copy of the Final Certificate (or any replacement for this) shall be provided to the local planning authority to demonstrate that the unit has been constructed to achieve a minimum under the Code for Sustainable Home of Code Level 4, the relevant BREEM and Code for Sustainable Home Level, and any replacement standards, in accordance with the submitted Sustainability and Energy Efficiency Statement.
Reason: To ensure that the development is sustainable in accordance with national government advice contained in NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
13. Details of the lighting scheme for the development including a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and thereafter retained.
Reason: In the interests of safety and amenity.
14. Notwithstanding the details submitted and prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to, and approved in writing by the Local Planning Authority. The CMP shall include and specify the provision to be made for site procedures to be adopted during the course of construction, including:
 - overall strategy for managing environmental impacts which arise;
 - measures to control the emission of dust and dirt,
 - control of noise emanating from the site
 - hours of construction work
 - contractors compounds, material storage and other storage arrangements,
 - cranes, and plant, equipment and related temporary infrastructure
 - designation, layout and design of construction access and egress points to minimise disruption or access for existing residents and new residents of the development
 - internal site circulation routes
 - directional signage (on and off site)
 - provision for emergency vehicles
 - provision for all site operatives, visitors and construction vehicles loading and unloading plant and material

- provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles.
- routing agreement for construction traffic and limits on deliveries to the site during peak school times
- storage of plant and materials used in construction
- enclosure of phase or development parcel development sites and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
- soil stockpiling and material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.

The provisions of the CEMP shall cause minimum disturbance in the surrounding area. Construction of development shall proceed in accordance with the CEMP and the approved measures shall be retained for the duration of the construction works.

Reason: To maintain the amenities of the area in accordance with the NPPF.

15. Before development commences swept path analysis in respect of Council refuse vehicles and the construction details of on site access ways including a timetable for construction shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented thereafter be so retained in perpetuity.

Reason: In the interests of safety and amenity and to ensure adequate provision for refuse collection vehicles.

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 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 para. 141.

17. No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration.

18. Before development commences a detailed surface water scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed surface water scheme must include:

- The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm plus an allowance for climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event;
- detailed design drawings including sections through the storage and flow control with levels to Ordnance Datum and the Manufacturers discharge curve for the vortex flow control;

- the maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users.

19. The development shall be carried out in accordance with the mitigation and enhancement recommendations contained in the Bat Activity Survey, Great Crested Newt Survey and the Reptile Survey and Extended Phase 1 Habitat Survey July 2012.
Reason: In order to ensure a net gain in green infrastructure and to safeguard protected species and to ensure that any loss of existing habitat is successfully mitigated.
20. Prior to the commencement of the development, a scheme detailing the security standards to be incorporated within the design and layout and for all openings associated with the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved.
Reason: In the interest of the security and quality life of future occupants of the development.
21. A site specific Waste Audit must be submitted to the Local Planning Authority accompanying the reserved matters application. The Waste Audit must address the SPD principles Northamptonshire County Council Development and Implementation Principles Supplementary Planning Document.
Reason: Ensure compliance with requirement for a site specific detailed Waste Audit accompanying the reserved matters application.
22. Prior to the commencement of the development hereby permitted, a scheme and timetable detailing the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrant(s) serving the development has been provided to the satisfaction of the Local Planning Authority. The developer shall incur the full costs for provision of the hydrants and their installation by the water company, in accordance with the agreed scheme and timetable.
Reason: To ensure a satisfactory form of development.
23. Development shall be carried out in accordance with the submitted Noise Survey Report, P360 01 053, 2011 November 10, unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interest of residential amenity (noise)
24. Noise insulation to individual plots shall be carried out in accordance with details in section 8.3 of the submitted Noise Survey Report, P360 01 053, 2011 November 10 and the revised 6548 Thrapston Noise Mitigation Zones 220513 Appendix 14 plan, submitted 23/05/2013.
Reason: In the interest of residential amenity (noise)
25. Notwithstanding the submitted details, the specification of glazing for plots in noise

mitigation zones 2 and 3 shall meet as a minimum the noise reduction as stated in section 8.3 of the Noise Survey Report, P360 01 053, 2011 November 10. The testing of the glazing units shall be carried out with frames included and by a UKAS accredited laboratory. Details of the glazing specification for plots in noise mitigation zones 2 and 3 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details and shall be retained in perpetuity.

Reason: In the interest of residential amenity (noise)

26. Notwithstanding the submitted details, the specification of mechanical ventilation provided to plots in noise mitigation zones 2 and 3 shall be submitted to and agreed in writing with the Local Planning Authority. The maximum permissible level of noise associated with the ventilation system shall be 20dB_LA_{eq} in bedrooms and other daytime habitable rooms. Development shall be carried out in accordance with these approved details and shall be retained in perpetuity.

Reason: In the interest of residential amenity (noise)

27. No dwellings hereby permitted shall be occupied until the noise bund permitted under planning permission EN/12/01742/FUL has been completed to the limit required to provide acoustic protection for Phase 3 as detailed in drawing number RDC788_94.

Reason: In the interest of residential amenity (noise)

28. Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of measures to prevent mud and other such material migrating onto the highway shall be submitted to and gain the approval of the local planning authority. Such measures as may be approved shall be maintained for the duration of the construction works.

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

29. The developer, all contractors and sub-contractors engaged in any form of construction work as part of the development should employ the principles of current best practice. In particular due regard should be made to BS 5228: 2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.

30. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.

31. Prior to the commencement of piling operations a scheme for the control and mitigation of noise, including vibration, affecting surrounding premises shall be submitted to, and approved in writing, by the local planning authority. Such measures shall operate throughout the piling operations in accordance with the approved details or amendments which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of residential amenity

32. The development hereby permitted shall not be commenced until 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 DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure potential risks arising from previous site uses have been fully assessed

33. 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.

34. 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.

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

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

36. 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.

37. The reserved matters application shall use the following plans and documents as the basis for the proposed development: Location Plan Phase 3 RDC 788_400 1:1250 A3, JPP Bund Sections P5359/P SK13F, JPP Bund Sections P5359/P SK15 A0, Landscape Strategy Plan RDC788_116 1:500 A1, Master Plan RDC788_99 1:1000 A1, Coloured Site Layout RDC788_03_310 1:500 A2, Topographical Survey 13878 1:500 A0.

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
22 October 2012 30 October 2012 29 January 2013

Applicant **Orbit Homes 2020 Ltd - Mr Jeff Knowles**

Agent **RDC - Mr Simon Copson**

Location **OP0001 TL0078, A14 Bypass, Thrapston, Northamptonshire.**

Proposal **Construction of earthen noise bund**

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. Development shall be carried out in accordance with the submitted Noise Survey Report, P360 01 053, 2011 November 10, unless otherwise agreed in writing with the Local Planning Authority. Development shall be carried out strictly in accordance with the specification detailed in drawings numbers:-

Location Plan RDC788_95
Bund layout plan, drawing number RDC788_94 (Rev B)
Site sections, drawing number P5359/P-SK13F Noise Bund Section 1 of 2
Site Sections P5359/P-SK15 Noise Bund Section 2 of 2
JPP Consulting letter 29th July 2013 confirming material for bund to be spoil generated by remodelling of levels on the adjacent site.
Reason: For the avoidance of doubt, in the interests of visual and residential amenity and to ensure the development meets the noise specification the bund is designed to achieve.

3. On completion of any phase of the development as detailed in drawing no RDC788_94 Rev B a site survey drawing will be produced and submitted to the Local Planning Authority to demonstrate the development has been carried out in accordance with the approved drawings.
Reason: To ensure the development meets the noise specification the bund is designed to achieve.

4. On completion of any phase of the development as detailed in drawing no RDC788_94 Rev B an acoustic survey report shall be submitted to the Local Planning Authority. The report shall provide verification that the approved development meets the 55dB(A) noise contour in Appendix 15 of the submitted Noise Survey Report, P360 01 053, 2011 November 10.
Reason: To ensure the development meets the noise specification the bund is designed to achieve.

5. No development shall commence until details of a scheme for the provision, implementation, ownership and maintenance of the noise bund, to include full engineering drawings and structural calculations, and the acoustic fence has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be carried out in perpetuity.

Reason: To ensure future maintenance of the bund and acoustic fence.

6. Notwithstanding the submitted details, prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The 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.

7. Notwithstanding the details submitted and prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to, and approved in writing by the Local Planning Authority. The CMP shall include and specify the provision to be made for site procedures to be adopted during the course of construction, including:

- overall strategy for managing environmental impacts which arise;
- measures to control the emission of dust and dirt,
- control of noise emanating from the site
- hours of construction work
- contractors compounds, material storage and other storage arrangements, cranes, and plant, equipment and related temporary infrastructure
- designation, layout and design of construction access and egress points to minimise disruption or access for existing residents and new residents of the development
- internal site circulation routes
- directional signage (on and off site)
- provision for emergency vehicles
- provision for all site operatives, visitors and construction vehicles loading and unloading plant and material
- provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles.
- routeing agreement for construction traffic and limits on deliveries to the site during peak school times
- storage of plant and materials used in construction
- enclosure of phase or development parcel development sites and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
- soil stockpiling and material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.

The provisions of the CEMP shall cause minimum disturbance in the surrounding area. Construction of development shall proceed in accordance with the CEMP and the approved measures shall be retained for the duration of the construction works.

Reason: To maintain the amenities of the area in accordance with the NPPF.

8. The developer, all contractors and sub-contractors engaged in any form of construction work as part of the development shall employ the principles of current best practice. In particular due regard should be made to BS 5228: 2009 "Code of

Practice for Noise and Vibration Control on Construction and Open Sites".

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.

9. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays.

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.

10. Remediation of the site shall be carried out in accordance with the recommendations detailed in the Remediation Strategy Report, STJ2328R-R01, dated February 2013.

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

11. 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 ensure all contamination within the site is dealt with.

12. 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.

13. Development shall proceed in accordance with a Materials Management Plan that documents how all materials to be excavated or moved around the site are dealt with. The Materials Management Plan must be followed throughout the execution of the works. All materials subject to excavation, disposal, treatment and/or reuse must be tracked throughout and evidence generated to provide an auditable trail. A Verification Plan has to be set out in the Materials Management Plan and shall identify how the placement of materials is to be recorded and the quantity of material to be used. It should contain a statement on how the use of the materials relate to the Remediation Strategy Report, STJ2328R-R01, dated February 2013.

Reason: To ensure all movements and final destination of materials (soils) are recorded.

14. On completion of any individual phase of the development as detailed in drawing RDC788_94 Rev B two copies of the Verification Report shall be submitted to the Local Planning Authority to provide an audit trail to show that materials and wastes have gone to the correct destination. The Verification Report must document any changes that have been made to the Materials Management Plan.

Reason: To provide verification all movements and final destination of materials (soils) have been recorded and dealt with appropriately.

15. Notwithstanding any details submitted details of the proposed fencing, including a timetable for its construction, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall remain as such in perpetuity.

Reason: In the interests of residential amenity and visual amenity.

16. Prior to the commencement of development a comprehensive landscaping scheme for the bund, including an implementation schedule, all soft landscaping and details of any additional natural boundary screening to be planted shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall thereafter be provided in accordance with the details so approved. It is expected native species, traditionally found in the locality shall be used.
Reason: To ensure a reasonable standard of development and visual amenity for the area.
17. 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.
18. The development shall be carried out in accordance with the mitigation and enhancement recommendations contained in the submitted Bat Activity Survey, Great Crested Newt Survey and the Reptile Survey and Extended Phase 1 Habitat Survey.
Reason: In order to ensure a net gain in green infrastructure and to safeguard protected species and to ensure that any loss of existing habitat is successfully mitigated.
19. The construction of the earth bund and drainage works adjacent to the A14 Trunk Road shall be undertaken from within the site, with no vehicle or pedestrian access permitted from Highway Agency land. Care must be taken not to disturb any Highways Agency apparatus or environmental features during construction.
Reason: To ensure that the A14 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by ensuring appropriate controls are in place to monitor and manage site boundary construction activities.
20. Prior to the commencement of the earth bund details of its construction shall be submitted to and approved by the Local Planning Authority to avoid the use of contaminated materials. Development shall be carried out in accordance with these approved details.
Reason: To ensure that the A14 Trunk Road continues to serve its purpose as part of the national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by ensuring that all materials do not cause future problems via contamination leaching from site onto Highway Agency land.
21. Prior to the installation of the attenuation tanks details of their design, construction methods and timetable of installation shall be submitted to and approved in writing by the Local Planning Authority to avoid ground instability to the adjacent A14 Trunk Road. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the A14 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by ensuring the proposed attenuation tanks do not impose unnecessary ground stability or drainage issues on the operation of the A14 Trunk Road.
22. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the

surface water run off generated up to and including 1% AEP (annual exceedance probability) climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details to a timetable to be agreed in writing by the Local Planning Authority. The scheme shall also include the maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site and should be considered for the lifetime of the development.

Reason: To ensure that the proposals do not increase flood risk.

13/01104/FUL

Date received	Date valid	Overall Expiry	Ward
25 June 2013	27 June 2013	22 August 2013	

Applicant **Mr A Dijkerhuis**

Agent **SBRice Consulting Ltd**

Location **Lilford Lodge, Thrapston Road, Barnwell, Northamptonshire.**

Proposal **The installation of a ground mounted solar park generating up to 250kW of renewable electricity along with associated electricity substation and underground cabling connecting the solar park to existing properties and the National Grid.**

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 access to the site from the existing driveway shall be constructed from permeable crushed aggregate.
Reason: In order to reduce the risk of flooding.
3. The electrical equipment housing structure shall be finished in green, in accordance the submitted details.
Reason: In the interest of visual amenity.
4. All solar panels and their supports, the electrical equipment and their structures, and any underground concrete shall be removed from the site within 6 months of the solar park ceasing to be operational, and the site shall subsequently be restored in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
Reason: To safeguard the long term amenity of this rural location and enable the land to continue in agricultural use.

5. A scheme of biodiversity enhancements shall be implemented within six months of the first operation of the solar park hereby permitted, and this scheme shall include as a minimum: (1) the planting of a new native species only hedgerow between points A and B, (2) the enhancement of the existing hedgerow between points B and C, (3) the sowing of a calcareous grassland seed mix that incorporates some wild flowers over the extent of the land beneath the solar panels (4) the on going management of the hedgerows and grassland for nature conservation purposes in line with a management plan to be submitted to and approved by the local planning authority within six months of the first operation of the solar park. The approved management plan shall subsequently be implemented for the duration of development. (Note: points A, B and C referenced above relate to the drawing entitled "Lilford Solar 1" received by the local planning authority on 29 July 2013).
Reason: In the interests of biodiversity.
6. The hedgerow planting and enhancement works required by condition 5 above, and any other operations that involve the destruction and removal of vegetation, shall not be undertaken during the months of March to August inclusive, except when approved in writing by the local planning authority, once they are satisfied that breeding birds will not be adversely affected.
Reason: In the interests of nature conservation and in particular to protect breeding birds.
7. The development hereby permitted shall be carried out strictly in accordance with the approved plans: Location plan, Promap plan entitled "Lilford Lodge Solar Park", solar panel elevations L1038/M/0012, equipment housing elevations SBR/0003/01-sub/2013, received by the Local Planning Authority on 25/7/2013
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
8. No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has first been submitted by to and approved by the Local Planning Authority.
Reason: To ensure that adequate archaeological investigations and recording is undertaken prior to the development taking place.

Date received	Date valid	Overall Expiry	Ward
13 June 2011	28 March 2013	23 May 2013	

Applicant **Mr S Hall**

Agent **B Spoke EWaterpower - Mr B Barrow**

Location **Land Next To River Nene Wadenhoe, Church Street, Wadenhoe, Northamptonshire.**

Proposal **Installation of a channel hydropower generation scheme plus hut to cover generator, gearbox and control system**

Decision **Application Permitted**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the submitted details and prior to the commencement of development, all external materials (including colours) to be used in the construction of the hydropower scheme hereby permitted shall have been submitted to and approved in writing by the local planning authority. Only the approved materials may be used in the construction thereafter
Reason: In the interest of visual amenity.
3. The proposed development shall be carried out in strict accordance with the recommendations made within the Submitted Protected Species Survey (dated March 2010 and associated plans).
Reason: To protect local wildlife.
4. The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142:1997 Rating for industrial noise affecting mixed residential and industrial areas) shall be at least 5dB below the existing measured background noise level LA90,T at all times. Any mitigation measures required must be submitted to and approved by the LPA prior to commencement of development. For the purpose of the assessment the authority will accept 23:00-07:00 hours as covering the night time period.
Reason: In the interests of residential amenity and preserving the setting of the site.
5. The development hereby permitted shall not be commenced until such time as a scheme to ensure access to the lock, which is used as a flood defence structure, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.
Reason: To ensure access to the flood defence structure thereby preventing an increased risk of flooding.

6. The development hereby permitted shall not be commenced until such time as a scheme to ensure the continued electricity supply to the lock, which is used as a flood defence structure, has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To prevent flooding by ensuring that the flood defence structure retains electricity supply at all times.
7. The highest point of the side walls of the proposed hydropower channel shall be set at a level of 25.45mAOD and maintained at this level for the lifetime of the channel.
Reason: To reduce the impact of flooding on the proposed development.
8. The development hereby permitted shall not be commenced until such time as a scheme to ensure minimal raising of ground levels has been submitted to, and approved in writing by, the local planning authority. The scheme should include plans with topographical information for both pre and post work ground levels. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing /phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
Reason: To prevent an increased risk of flooding to the site as a result of the development.
9. No works shall take place within the red lined site area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.
10. Should evidence of animal remains be found at any point during the construction of the hydropower scheme hereby permitted, all work on the site must cease immediately and the Local Planning Authority informed without delay. Work may only re-commence once the necessary remedial or excavation works have been undertaken and only once permission to proceed has been granted in writing by the local planning authority.
Reason: In the interest of human and animal health.
11. Prior to the commencement of development, a detailed landscaping scheme 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 the interests of visual amenity.
12. 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.
13. If the hydropower scheme hereby permitted is not used for a period of 12 consecutive months, the applicant or his successors in title shall submit a written scheme for the removal of the works and the reinstatement of the land to its original pre-development form to the local planning authority for written approval. This scheme shall include but not be limited to:
 - A timetable of works
 - Hours of work

- Levels details

The re-instatement works shall then be completed in accordance with the approved scheme within a period of 6 months from the date that the details are approved by the Local Planning Authority.

Reason: To protect the future visual amenity of the area and to prevent the scheme becoming derelict.

14. Notwithstanding the submitted information and prior to the commencement of the development hereby approved, a detailed management scheme shall be submitted to and approved by the Local Planning Authority which demonstrates the measures to be put in place to ensure that the Trash Rack is regularly cleared of any debris that may accumulate. The approved management scheme shall be implemented at the first use of the hydropower scheme hereby approved, ceasing only when the approved development is removed from the site and the land restored to its former condition (as required by condition 13).

Reason: To remedy any blockages caused by the Trash Rack, in the interests of visual, social and residential amenity.

15. The development hereby permitted shall be carried out strictly in accordance with the approved plans, Location Plan, Site Plan, Protected Species Survey, Design and Access Statement, WadenhoeHut 1-2, WadenhoeHydro-9-0, WadenhoeFootbridge-9.2, WTSH5, WadenhoeTrashrack 5-0, WadenhoeOutflow 9-1, WadenhoeOutflow-9-0, Plan 1, received by the Local Planning Authority on the 29.06.11, 08.07.11 and 18.03.13

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

13/00583/FUL

Date received	Date valid	Overall Expiry	Ward
8 April 2013	8 April 2013	3 June 2013	

Applicant **J White Executive Trust - Mr J White**

Agent **Brian Barber Associates - Mr N Ozier**

Location **The Wharf House, Station Road, Oundle, Peterborough.**

Proposal **Erection of single storey B1 office building for personal use (re-submission of application 12/01018/FUL)**

Decision **Application Permitted**

Conditions/Reasons:

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

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

2. Prior to commencement of development, details of the natural external facing and

roofing materials to be used for the construction of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved.

Reason: To achieve a satisfactory elevational appearance for the development.

3. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (dated May 2012), the FRA Addendum (dated July 2011) and the revised layout plan (drawing 1608-100 Rev C) compiled by Preece Consultants and the following mitigation methods detailed within the FRA:

1. Level for Level, Volume for Volume compensation will be carried out in accordance with the Revised Layout Plan (drawing 1608-100 Rev C) and the FRA Addendum (dated July 2011)
2. Finished floor levels are set no lower than 21m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding within the site and elsewhere.

4. The building hereby permitted shall be used for B1(a) office use and for no other purpose including all other purposes falling within Class B1 of the Use Classes Order 2005.

Reason: To clarify the terms of this permission and to discourage any undesirable forms of development in the future.

5. At least 6 of the 16 parking spaces (including at least 1 disabled space) shown on plan 2484/PL/1 dated 08/04/13 shall be retained in a serviceable manner for the parking of customers, deliveries and staff of the new unit at all times during the hours of which the business is open for trade.

Reason: To ensure that an appropriate number of parking spaces is made available to serve the business and to prevent the need to park on adjacent roads.

6. The development shall be carried out in accordance with the recommendations made within the submitted 'Drainage Statement' submitted on 08/04/13.

Reason: To ensure that adequate drainage is provided.

7. Notwithstanding the submitted details the proposed fire escape stair case shall be used for its intended purpose as a fire escape and not as a regular personnel access or a platform used by staff or visitors for extended periods of time (smoking for example) in a manner which could facilitate the overlooking of neighbouring plots. If a smoking area is required then it shall be provided elsewhere at ground level.

Reason: In the interests of neighbouring amenity.

8. Prior to the commencement of development, full details as to the positioning, layout and materials of the proposed external staircase shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual and residential amenity.

9. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 08/04/13, drawing numbers: Location Map, Proposed Street Scene, S3097/0, Waste Management Strategy, 2484/PL/1, 2484/PO/1.

Reason: In order to clarify the terms of the planning permission and to ensure that the

development is carried out as permitted.

13/00902/FUL

Date received	Date valid	Overall Expiry	Ward
28 May 2013	13 June 2013	8 August 2013	

Applicant **Mr H Smith**

Agent **Toby Pateman Architect**

Location **1 Chapel Street, Ringstead, Kettering, Northamptonshire.**

Proposal **Conversion of barn to single dwelling (resubmission of previous application 12/01762/FUL rec. 23/10/12)**

Decision **Application Permitted**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004
2. The development the subject of this planning permission shall be carried out using external materials as specified on the submitted drawing No. 45-12-02A received by the Local Planning Authority on 28/05/2013.
Reason: To achieve a satisfactory elevational appearance for the development
3. The development hereby permitted shall be carried out in accordance with the following plans: Existing Plan - 45-12-01, Proposed Plans - 45-12-02A received by the Local Planning Authority on 28/05/2013.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.
4. Notwithstanding the submitted details 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.
5. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has

been submitted by the applicant and approved in writing by the Local Planning Authority. 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, in accordance with Paragraph 141 of the NPPF.

13/01249/NCC

Date received	Date valid	Overall Expiry	Ward
19 July 2013	19 July 2013	9 August 2013	

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

Agent **GSS Architecture - Mr Paul Harkin**

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

Proposal **Construction of a new two form entry primary school with new access, parking facilities, sports pitch, hard play areas, boundary fencing and ancillary works**

Decision **No objection**

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 and Natural England.
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 travel plan should be submitted which takes into account the pupil numbers from the potential Rushden East Sustainable Urban Extension.

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:-

Councillors	Applications	Nature of Interest	DPI	Other Interest
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**

10/01428/FUL

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.**

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

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.

12/01786/FUL

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.**

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)**

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.

13/00630/FUL

Date received	Date valid	Overall Expiry	Ward
16 April 2013	24 April 2013	19 June 2013	

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

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

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

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 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.
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.

13/00879/FUL

Date received	Date valid	Overall Expiry	Ward
22 May 2013	25 July 2013	19 September 2013	

Applicant **Miss Charlotte Lane**

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

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

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

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.**

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

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 30 May 2013	Date valid 30 May 2013	Overall Expiry 25 July 2013	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).

13/01040/FUL

Date received	Date valid	Overall Expiry	Ward
14 June 2013	4 July 2013	3 October 2013	

Applicant **Mee Farmers**

Agent **Robert Doughty Consultancy Limited**

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

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**

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
18 June 2013	27 June 2013	22 August 2013	

Applicant **Mr And Mrs William Brown**

Agent **Stuart Long Architect**

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

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**

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
20 June 2013	24 June 2013	19 August 2013	

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.**

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

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**.

POLICY & RESOURCES COMMITTEE

Date: 9 September 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
David Brackenbury	Andy Mercer
Wendy Brackenbury	Rupert Reichhold
John Farrar	Jeremy Taylor
Sue Homer	

141. MINUTES

Subject to the amendment of resolution 3 of minute 120 to reflect that a recommendation to Council would be required to change the Scheme of Delegation within the Constitution, the minutes of the meeting held on 29 July 2013 were approved and signed by the Chairman.

142. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Roger Glithero JP and Marika Hillson.

143. DECLARATIONS OF INTEREST

There were no declarations of interest by members or officers.

144. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

145. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES

(a) Welfare Reform Sub-Committee – 8 August 2013

The minutes of the meeting of Welfare Reform Sub-Committee held on 8 August 2013 were received and approved.

146. LOCAL GOVERNMENT FINANCE CONSULTATIONS

The committee considered a report from the Chief Finance Officer which detailed proposed changes to local government funding and the impact on East Northamptonshire Council.

The Department for Communities and Local Government published three consultation documents on 25 July 2013 which sought responses from local authorities about proposed changes for the latest settlement for:

- New Homes Bonus and the Local Growth Fund Technical Consultation
- Local Government Finance Settlement 2014/15 and 2015/15 Technical Consultation
- Proposals for the use of capital receipts from asset sales to invest in reforming services

Members considered the summaries of the proposals from the government and expressed dissatisfaction when discussing the implications of each consultation. Whilst broadly satisfied with the technical aspects of the draft responses, the committee requested that a more direct response be prepared to underline the authority's dissatisfaction with the proposals.

RESOLVED:

- (1) That the report be noted.
- (2) That responses to the consultation include the committee's comments and the amended responses be approved by the Leader and Deputy Leader of Council for submission to the Secretary of State for Communities and Local Government.

147. COVERT SURVEILLANCE POLICY

The committee received a report from the Policy and Performance Manager which sought approval of revisions to the Covert Surveillance Policy following the enactment of the Protection of Freedoms Act 2012.

The council had previously approved the Covert Surveillance Policy in September 2011 (minute 151 refers) in anticipation of changes that were proposed within the then Protection of Freedoms Bill. Having come into effect in November 2012, the procedure for the authorisation of local authority surveillance under the Regulation of Investigatory Powers Act was amended and the proposed revisions to the policy submitted were intended to reflect that change.

Whilst noting that there had been very few requests to use these powers, the committee was concerned that officers below the level of Chief Officer were listed as Authorising Officers. In view of the rare use of the powers, the committee considered whether the Chief Executive should be the sole authorising officer for East Northamptonshire Council.

RESOLVED:

- That the revised Covert Surveillance Policy be approved.

148. LYVEDEN WIND FARM LEGAL CASE

The committee received a report from the Chief Executive on the progress of the Lyveden wind farm case, which also sought approval to continue litigation in respect of the matter.

Having successfully judicially reviewed the Planning Inspectorate's decision to overturn the original decision of the Development Control Committee in respect of the Lyveden wind farm (minute 361 refers), English Heritage and the National Trust were committed to continuing litigation in respect of the matter and authority was sought to continue legal action to be paid for from the projected underspend in the authority's revenue budget for 2013/14.

RESOLVED:

That authorisation be given to the use of funding potentially required to continue to fight the Lyveden legal case.

149. SALE OF PLANT EQUIPMENT

The committee received a report from the Amenities Manager requesting consideration of the sale of plant equipment.

The Small Assets Disposal Policy requires committee approval for the sale of items that are expected to achieve more than £5,000 in value. It was reported that the authority would need to dispose of old plant equipment currently stored at land at Newton Road, Rushden, which was considered to be worth between £5,000 and £10,000

RESOLVED:

That the sale of plant equipment, in line with the Small Assets Disposal Policy be approved.

150. 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.

151. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group

The minutes of the Leisure Contracts Working Group held on 9 August 2013 were received.

Chairman



Welfare Reform Sub-Committee

Minutes of a meeting held on Thursday 8 August 2013 at 2.00pm, The Kasen Room,
East Northamptonshire House, Thrapston

Present:

Councillors: Andy Mercer (Chairman)
Glenvil Greenwood-Smith
Richard Lewis
Steven North
Jeremy Taylor

Officers: Lisa Hyde – Head of Customer and Community Services
Richard Hadden – Revenue Manager
Lucy Hogston – Benefit Manager
Kelly Watson – Finance Manager

1.0 APPOINTMENT OF CHAIRMAN

RESOLVED:

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

2.0 APPOINTMENT OF VICE-CHAIRMAN

RESOLVED:

That Councillor Glenvil Greenwood-Smith be appointed Vice-Chairman of the Sub-Committee for the year 2013-14.

3.0 MINUTES

3.1 The minutes of the meeting held on 26 February 2013 were approved as a correct record and signed by the Chairman.

4.0 APOLOGIES FOR ABSENCE

4.1 No apologies for absence were submitted.

5.0 DECLARATIONS OF INTEREST

5.1 The following declaration of interest was made:

Councillor	Item	Nature of Interest	DPI	Other Interest
Andy Mercer	Council Tax Support – First Quarter Performance	Director of Company providing software for recovery of Council Tax, but not to ENC		Yes

6.0 QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

6.1 No questions had been received.

7.0 IMPACT OF WELFARE REFORM CHANGES

7.1 The Benefits Manager presented a report outlining the changes contained within the Welfare Reform Act 2012 and the impact on residents of the East Northamptonshire District. This covered the Benefit Cap, Local Welfare Provision, Emergency Help and Support, Sustaining Independent Living, Housing Benefit, Discretionary Housing Payments and Personal Independent Payments.

7.2 Two families had been subject to benefit caps and the Department for Work and Pensions (DWP) had liaised with these families, but it was not known whether any verbal contact had been made or whether all communication had been written. ENC officers were requested to ask the DWP to supply copies of correspondence in future, both as a matter of courtesy and to enable ENC to properly defend any legal action taken against it.

7.3 The Housing Forum Group had met on 24 July 2013 and two social landlords in the District had attended. The impact of the welfare reforms on their tenants had been relatively small during the first quarter of 2013/14, although it was anticipated that the impact would be better measured in the second quarter.

7.4 The Discretionary Housing Payments (DHP) allocation to ENC for 2013/14 was £85,490, of which £35,800 had been spent for the year. It had previously been agreed that a report would be submitted to the Policy and Resources Committee as this expenditure approached £50,000. Approximately eight new applications for DHP were being received each week, although applications by those with a stronger case had tended to be received earlier in the year and it was not expected that the allocation would all be spent by the year end.

7.5 The workload created by the number of applications being received had caused some difficulties within the Benefits team and the staffing position and measures taken to manage the workload were outlined to Members. The Sub-Committee requested that data on the number of applications being received be included in future reports to the Sub-Committee.

7.6 In response to an enquiry from Members, the Benefits Manger confirmed that discretionary payments were being paid to married couples who could not share a bedroom due to disability issues.

RESOLVED:

That the report be noted.

8.0 COUNCIL TAX SUPPORT – FIRST QUARTER PERFORMANCE

- 8.1 The Revenues Manager presented a report on the effects of implementing the Council Tax Support (CTS) Scheme and Council Tax technical reforms on workloads, collection performance and associated matters, including customer feedback and financial implications.
- 8.2 The Chairman expressed concern at the number of cases which had led to a Summons being issued and suggested that a third reminder should be issued before a Summons. There were indications that a third reminder might be more effective if prepared in a style and with an attribution to give the appearance that it may not have been issued directly by the Local Authority.
- 8.3 Where a tenant moved to smaller accommodation as a result of the “under-occupancy” rules, an overlap of tenancies could result and the tenant could be liable for an additional Council Tax bill for an amount greater than the annual Council Tax bill for their main home as the tenant would be unable to claim Council Tax Benefit for an unoccupied property. This issue would be considered when determining the CTS Scheme for 2014/15.

RESOLVED:

That the report be noted.

9.0 THANKS TO OFFICERS

- 9.1 Members recognised that officers had not fully known what the implications of the welfare reform changes would be when preparing the policies for their introduction. The adoption of appropriate policies had enabled ENC to achieve a smooth and well managed introduction of the reforms and Members thanked officers for their effective contingency planning. The Head of Customer and Community Services referred to the extensive consultations and publicity carried out by ENC prior to the introduction of the reforms which had enabled customer contact to be minimised after the reforms had been introduced.

10.0 NEXT MEETING OF THE SUB-COMMITTEE

- 10.1 Members requested that enhanced data be provided to the next meeting of the Sub-Committee for the second quarter performance for 2013/14 which would be required to enable the Schemes for 2014/15 to be determined.
- 10.2 The next meeting of the Sub-Committee would be held on 26 September 2013 commencing at 5.30pm.

Chairman

PLANNING POLICY COMMITTEE

Date: 16 September 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: David Brackenbury (Chairman)

Peter Baden
Tony Boto
Sylvia Hobbs
Sylvia Hughes
David Jenney

Gill Mercer
Bob Nightingale
Jeremy Taylor
Jake Vowles

Andy Mercer – attending as an observer

152. MINUTES

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

153. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Glenn Harwood MBE, Marian Hollomon and Steven North.

154. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

155. WELCOME TO HEAD OF PLANNING SERVICES

The Chairman welcomed David Reed, who had recently commenced working for the Authority as Head of Planning Services, to the meeting of the Committee.

156. NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT – URBAN STRUCTURE STUDY CONSULTATION DRAFT

The Committee considered a report regarding a consultation being undertaken by the North Northamptonshire Joint Planning Unit regarding the Urban Structure Study Consultation Draft and seeking to formulate a formal response from the Council.

Members had discussed the consultation document in detail at a Working Party meeting prior to the Committee meeting and a number of issues had been raised which would be incorporated into the Council's response.

RESOLVED:

That the Head of Planning Services, in consultation with the Chairman and Vice-Chairman of the Committee, be authorised to approve the East Northamptonshire Council response to the Urban Structure Study Consultation Draft paper, incorporating the issues raised on this consultation at the Planning Policy Working Party meeting (the final response document is attached at Appendix A).

(Reason – to provide a formal Council response to the North Northamptonshire JPU's Urban Structure Study Consultation Draft paper that is currently out for consultation).

157. NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT – DRAFT INTERIM POLICY STATEMENT ON HOUSING REQUIREMENTS IN THE NORTH NORTHAMPTONSHIRE HOUSING MARKET AREA

The Committee considered a report proposing a formal East Northamptonshire Council response in respect of a consultation on the Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area, known as the (Interim Housing Statement) currently being undertaken by the North Northamptonshire Joint Planning Unit.

It was noted that the new Core Strategy would be in place until 2031, whilst the current Core Strategy ran until 2021. The Interim Strategy included a requirement of 17,832 dwellings in the North Northamptonshire area between 2011 and 2021 compared to 31,255 in the adopted Core Spatial Strategy with a corresponding reduction in the figure for East Northamptonshire.

National policy (NPPF paragraph 48) allowed for the inclusion of a “windfall allowance” in housing supply calculations, and an appropriate figure for East Northamptonshire would be included in future. This figure would be calculated based on historic completion rates.

The 2012 Annual Monitoring Report, upon which the Interim Policy Statement (Part B) was based, demonstrates provision for sufficient land to fulfil the Interim Housing Statement commitments. A report would be submitted to the next meeting of the Committee with a view to updating the data, for the 2013 Annual Monitoring Report.

RESOLVED:

That subject to the inclusion of statements affirming that:

- i) East Northamptonshire Council's position in relation to five year housing land supply is even more favourable in relation to the Interim Policy Statement, and
- ii) Whilst other Districts are identifying additional sites, East Northamptonshire does not need to do so.

The draft response to the Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area be endorsed

(Reason – to provide a formal Council response to the North Northamptonshire JPU's Interim Housing Statement policy document that is currently out for consultation).

158. NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT – STRATEGIC HOUSING AND EMPLOYMENT SITES CONSULTATION RESPONSE

The Committee considered a report proposing a formal East Northamptonshire Council response in respect of a consultation regarding Strategic Housing and Employment Sites (which included the Updated Draft Background Paper on Strategic Housing and Employment Sites, the “Strategic sites paper”), being undertaken by the North Northamptonshire Joint Planning Unit.

A number of issues were raised by Members which would be reflected in the Council’s response.

RESOLVED:

That, subject to the following amendments being included, the Head of Planning Services, in consultation with the Chairman and Vice-Chairman of the Committee, be authorised to approve the East Northamptonshire Council response to the Strategic Housing and Employment Sites paper

- i) Paragraph 4.30 Include specific “Place shaping” references in the final ENC response comments, regarding:
 - Location of bus services/ stops
 - Need to create a significant gateway feature
 - Need for the scheme to be masterplan-led
- ii) Paragraph 4.31 Amendments to policy criteria:
 - Specific highway improvements; i.e. Northampton Road/ Crown Way road link (g)
 - in relation to Nene Valley Farm the inclusion of an additional policy criterion (i) that proposals must include arrangements to ensure local people have priority access to the job and training opportunities created by development of the site

(Reason – to provide a formal Council response to the North Northamptonshire JPU’s Strategic Housing and Employment Sites paper that is currently out for consultation).

159. NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT – REVISED STATEMENT OF COMMUNITY INVOLVEMENT

The Committee considered a report proposing a formal East Northamptonshire Council response in respect of a consultation regarding the Revised Statement of Community Involvement for North Northamptonshire; which was being undertaken by the North Northamptonshire Joint Planning Unit.

A query was raised regarding a footnote within the consultation document which referred to buildings of 1 hectare in size or greater, which seemed improbable and the response should highlight the need for a correction to be made.

RESOLVED:

That subject to amendment of the final sentence of the paragraph 5.11 footnote, to read: "*In respect of other land uses the definition includes proposals where the sum of the floor area within the building is 1000m² or greater*" the East Northamptonshire Council response to the Revised Statement of Community Involvement be endorsed.

(Reason – to provide a formal Council response to the North Northamptonshire JPU's Revised Statement of Community Involvement that is currently out for consultation).

160. RAUNDS: NEW APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

It was reported that the Committee had previously approved consultation on a proposed Neighbourhood Area boundary for Raunds (Minute 307/12-13 refers). In the previous application, the boundary had been drawn tightly around the town centre area. Consultation had then taken place, which had ended on 11 February 2013. However, since the consultation the Government had made changes to Neighbourhood Plans in relation to the use of any future Community Infrastructure Levy (CIL) funds. Those changes would enable areas covered by a Neighbourhood Plan to receive 25% of funds from CIL if CIL chargeable developments took place within that Plan area and once the Council had decided its position on CIL.

Raunds Town Council had therefore re-considered its initial proposed boundary and the Town Council had now re-drawn it to cover the whole parish. In addition, the Town Council had included two areas outside of the parish adjoining (to the east of) the A45, which fell within the parish of Ringstead.

RESOLVED:

That support be given for consultation to commence on the proposed new Raunds Neighbourhood Area

(Reason – to enable work to commence on the Neighbourhood Plan).

161. DEVELOPMENT OF ENERGY POLICY UPDATE

The Committee received a report providing an update on the work to develop energy policy since the Committee had approved the use of consultants in October 2012 to undertake landscape sensitivity work, including the preparation of a Supplementary Planning Document (SPD) relating to energy.

There had been delays in progressing this work due to staffing shortages and the Committee was asked to consider whether the proposed SPD should be broader in scope in view of new Government guidance issued on low carbon energy.

RESOLVED:

- i) That an Energy Supplementary Planning Document concentrating on wind and solar power be prepared
- ii) That a timetable for the production of the Energy Supplementary Planning Document be submitted to the next meeting of the Committee

- iii) That a Working Party comprising Councillors David Brackenbury, Glenn Harwood, Sylvia Hughes, Bob Nightingale and Jake Vowles be established to assist with the production of the Energy Supplementary Planning Document
- iv) That a meeting of the Working Party be convened before the next scheduled meeting of the Planning Policy Committee

162. COMMUNITY INFRASTRUCTURE LEVY WORKING PARTY: COMMUNITY INFRASTRUCTURE LEVY UPDATE

The Committee received a report providing an update on the work being carried out on the Community Infrastructure Levy.

It was noted that a Joint meeting of this Committee and the Policy and Resources Committee had been scheduled to be held on 9 October 2013 to consider the CIL Draft Charging Schedule, although the report might not be ready for submission by that date. Whether the report was submitted on 9 October or to a later meeting, a presentation by the consultants working on the viability report underpinning the Draft Charging Schedule would be made on 9 October.

163. ADJOURNMENT OF MEETING

The meeting having lasted for two hours, in accordance with procedure Rule 8 in Part 4.1 of the Council's Constitution it was proposed and duly seconded that the meeting should continue.

RESOLVED:

That the meeting continue to complete the item currently under consideration, this being the last item of business on the Agenda.

The Chairman of the CIL Working Party provided an outline of the work it was carrying out to the Members of the Committee not serving on the Working Party.

RESOLVED:

That the report be noted

Chairman



Appendix A	
Committee date:	16 September 2013
Closing date:	11 October 2013

East Northamptonshire Council consultation response – Urban Structure Study Consultation Draft (August 2013)

Non-statutory consultation regarding draft evidence base document – looks at how the framework of streets and open spaces in the towns affects the way that people can move around to access local facilities and the countryside.

a) Are the vision and the guiding design principles set out in Chapter 1 appropriate for the towns in North Northamptonshire?

[Members are asked to consider, whether the three principles; “Well connected places – from centre to edge”; “Mix up [mixed] uses” and “Streets for All”, represent the best design strategy for new development around the periphery of the six towns within East Northamptonshire?]

Summary: In individual cases, it may not be possible to apply all of the detailed attributes for the towns which relate to movement and place. It is suggested that recognition needs to be given to the fact that the detailed principles may represent competing priorities.

Detailed comments (including suggested changes):

Under the 2008 North Northamptonshire Core Spatial Strategy (CSS), the large scale “sustainable urban extensions” (SUEs) have been promoted as “self contained” concepts. Whilst large scale urban extensions or SUEs may be appropriate to larger towns, their inclusion in smaller settlements tended to create more “outward facing” communities. The emphasis placed upon integrating new developments with existing/ historic urban areas through the USS is therefore noted and supported.

Most design principles are universal, e.g. the need to provide for ‘permeable’ networks to encourage walking and cycling, and to ensure that cul-de-sacs are short and, wherever possible, provide opportunities for creating future linkages (paragraph 2.10/ p9). By contrast, it must also be recognised that certain infrastructure barriers (e.g. railways/ trunk roads) will greatly limit opportunities for integrating new developments (urban extensions) into the existing urban fabric.

While the overall principles are welcome and supported, it is suggested that the USS could, more clearly/ explicitly, address the following concepts:

- Connectivity between towns/ surrounding hinterland, to maximise opportunities for modal shift (e.g. Higham Ferrers-Irthlingborough-Finedon; Raunds-Ringstead-Stanwick; Rushden-Irchester; Islip-Thrapston)
- Clearer signposting/ directions within towns
- Learning from past mistakes, e.g. bad practice such as inward looking loops/ cul-de-sacs
- Ensure permeability along unbuilt edges – enhance future permeability
- Application of USS principles at early stage in planning process; i.e. masterplanning

Suggested additional section/ paragraph 2.30: *“It must be recognised, in designing a new scheme, that the overarching principles will be accorded differing priorities on a case-by-case basis. For example, in the case of certain ring and arterial roads (e.g. A14), it may not be possible or practical to secure changes in the speed and nature of that road (see Principle 2.29(3)).”*

b) Is the methodology of the study appropriate or are there other techniques that should be used?

[In respect of Chapter 2, Members are asked to consider what other methods may be utilised to define spatial principles for each town?]

Summary: It is important to maximise opportunities to apply the USS principles and techniques, at the earliest possible opportunities.

Detailed comments (including suggested changes):

East Northamptonshire Council considers it would be helpful for the USS to provide more explicit direction regarding the following issues:

- Highways, e.g. specific recommendations/ design criteria guidance regarding No of access points serving new developments
- Greater emphasis upon longer term ambitions, e.g. “legacy”/ quality of life
- Use of “good” and “bad” examples throughout
- Recognition of (in some cases) the potential for conflict between “Planning out Crime” and USS guiding principles, e.g. re No of links/ routes

An additional criterion is suggested, for defining the key issues and opportunities for each place, in respect of the table at section 3, p19.

Suggested additional row: *“9: Historic landmarks and features. **How?** Use existing (GIS mapping) to plot locations of key landmarks and historic features. Refer to statutorily listed buildings (English Heritage information); local lists of heritage assets (if available); conservation area appraisals and/ or local/ town design statements. **Why?** Historic assets are critical in determining the character and interest of a place.”*

c) Is the study correct in its assessment of opportunities, constraints and spatial principles for each town?

[In respect of Chapter 2, Members are asked to consider that the assessments have been robustly and systematically undertaken in each case]

Summary: Detailed officer comments have previously been made in respect of the individual town-by-town assessments, prior to the publication of the previous draft USS (August 2012)

Detailed comments (including suggested changes):

It may be desirable to undertake further USS assessments, for settlements where a discrete strategic housing target is being proposed. However, it is emphasised that this would depend upon the eventual spatial strategy and (obviously) available resources and timescales.

The town-specific principles are generally supported. For example, it is noted that the USS specifically recognises the historic relationship between Irthlingborough and the outlying Crow Hill estate (paragraph 8.12).

d) Do you agree with the grading of sectors for growth around each town (based purely on potential for integration)?

[In respect of Chapter 3, Members are asked to consider that the assessments have been robustly and systematically undertaken in each case]

Summary: Detailed officer comments have previously been made in respect of the individual town-by-town assessments, prior to the publication of the previous draft USS (August 2012)

Detailed comments (including suggested changes):

The need to undertake additional assessments for specific directions of growth was highlighted during preliminary consultations regarding earlier versions of the draft USS. This has already led to additional work being completed.

e) Are the key issues identified for the potential strategic sites correct?

[In respect of Chapter 4, Members are asked to consider whether the site specific development principles are generally robust and satisfactory]

Summary: Nene Valley Farm – The development principles for Nene Valley Farm are generally welcome and supported.

Detailed comments (including suggested changes):

Nene Valley Farm is classified “Category D” (i.e. low integration potential), despite being located between the main urban area and A45 (i.e. “inside” the A45). Additional consideration may need to be given to this scoring. Also, it needs to be explicitly stated that Rushden East is covered through Chapter 3 (Development Principles), so it is not considered necessary to repeat this within Chapter 4.

Other comments:

Comments prepared by:	Michael Burton (Senior Planning Policy Officer)		
Contact details:	Planning Policy and Conservation, Cedar Drive, Thrapston. NN14 4LZ Email: planningpolicy@east-northamptonshire.gov.uk Tel: 01832 742221		
Signature:		Date:	17 October 2013

JOINT STANDARDS COMPLAINTS COMMITTEE

Date: 18 September 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillor Andy Mercer (East Northamptonshire Council) (Chairman)
Councillor Arthur Whittaker (Yarwell Parish Council) (Vice-Chairman)

East Northamptonshire Councillors:

David Jenney
Gill Mercer

Town and Parish Councillors:

John Greig (Titchmarsh Parish Council)
Fiona Cowan (Collyweston Parish Council)
Derek Lawson (Higham Ferrers Town Council)

Vivienne Barnard – Independent Person
Andrew Sortwell – Reserve Independent Person

164. MINUTES

The minutes of the meeting of the Joint Standards Complaints Committee held on 19 June 2013 were approved and signed by the Chairman.

165. APOLOGIES FOR ABSENCE

Apologies for absence were received from ENC Councillors Pauline Bradberry JP, Bob Nightingale and Brian Northall; Town and Parish Councillors Mike Clements (Raunds Town Council) and David Coleman (Rushden Town Council).

166. DECLARATIONS OF INTEREST AND QUESTIONS

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

167. WELCOME TO MR ANDREW SORTWELL

Mr Andrew Sortwell, the Reserve Independent Person, was welcomed to his first meeting of the Committee. The Monitoring Officer informed the Committee that Mr Sortwell had carried out the role of the primary Independent Person for one month over the summer period.

168. ACTIVITY REPORT OF THE MONITORING OFFICER

The Monitoring Officer submitted a report outlining activity in relation to the Standards Framework in the period from the last meeting of the Committee in June 2013 to date.

The Monitoring Officer reported that there were 23 outstanding registers of interest for Town and Parish Councillors, representing a 93% return rate. The Monitoring Officer was aware of 16 vacancies in Town and Parish Councils within the District. The Monitoring Officer confirmed that she would be contacting the Clerks to Warrington and Twywell Parish Councils to seek the completion of registers as these two Parish Councils had particularly low rates of returns.

It was noted that there were no direct sanctions available to impose on Councillors who had not returned their register of interest. However, a criminal offence could be committed where a matter was considered in which a Councillor had a disclosable pecuniary interest and had not registered that interest and this would have reputational issues for any elected Member involved.

Since the last meeting of the Committee, 13 enquiries had been made with the Monitoring Officer, mostly in relation to the declaration of interests. No requests for dispensations and no new complaints had been received during this period.

An extract from the report issued by the Committee for Standards in Public Life (CSPL) for 2012-13 relating to the standards arrangements in local government was considered and the CSPL would shortly be gathering evidence with a view to reviewing the current arrangements. Members of the Committee were invited to submit any comments on this to the Monitoring Officer.

The Committee was of the view that under the current standards framework, the frequency of its meetings could be reduced without any detrimental effect on its oversight of the standards regime. However, the Committee would need to ensure that it maintained its profile in the standards framework to promote public confidence in it.

The Monitoring Officer undertook to update Members of the Committee on a current Judicial Review challenging the standards regime's compatibility with Articles 6 and 10 of the European Convention on Human Rights and also on feedback from a Monitoring Officers' Conference she would be attending shortly.

RESOLVED:

That the report be noted

R.4 RESOLVED TO RECOMMEND:

That the Terms of Reference for the Committee be amended to

1. require the Committee to meet a minimum of three times per Council year, in February, July and October, and
2. with the consent of the Chairman and Vice-Chairman of the Joint Standards Complaints Committee, additional meetings of the Committee be convened if required.

Chairman

SCRUTINY COMMITTEE

Date: 23 September 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:- Sarah Peacock (Vice-Chairman in the Chair)

Tony Boto	Brian Northall
Sylvia Hobbs	David Read
Sylvia Hughes	Jake Vowles
Barbara Jenney	Colin Wright

Alex Smith (attending as an observer)

169. MINUTES

The minutes of the meeting held on 26 June 2013 were approved and signed by the Vice-Chairman.

170. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Phillip Stearn, Peter Wathen and Clive Wood.

171. DECLARATIONS OF INTEREST & QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no declarations of interest or questions under Council Procedure Rule 10.3.

172. WELLAND INTERNAL AUDIT CONSORTIUM - INTERNAL AUDIT UPDATE 2013-2014

The Audit Manager presented a report outlining the progress made by the WIAC on the delivery of the Annual Audit Plan for 2013/14 and associated measures of performance.

The Public Sector Internal Audit Standards (PSIAS) required periodic reporting to the Audit Committee of the Authority, including the performance of Internal Audit against the agreed plan and any key findings regarding the Council's risk management and control arrangements highlighted in the course of work completed.

Following the review of the Effectiveness of Internal Audit Work; work was underway to comply with the recommendations made. Work would focus on improvement of processes; training and development of staff; and training of Audit Committees where appropriate.

RESOLVED:

That the progress and performance of the Consortium be noted

(Reason – To demonstrate that the Committee is discharging its responsibilities in conformance with the Public Sector Internal Audit Standards).

173. QUARTERLY PERFORMANCE REPORTING – Q1 2012/13

The Performance Officer presented a report which detailed high level performance information from across the Council in relation to agreed performance indicators, progress with internal audit recommendations and risk actions, and other statistics that supported the monitoring of performance.

The purpose of the report was to assess how service areas were progressing towards delivering key priorities and outcomes, the identification of problem areas, to provide peer challenge and to identify and record good performance

Members were advised that Performance Clinics for Quarter 1 had taken place in August 2013 with the results of the clinics being discussed by the Corporate Management Team in consultation with Councillor Sarah Peacock and Councillor Colin Wright on 6 September 2013.

Members noted that any measure which had under-performed for two or more consecutive periods would be escalated for inclusion in the Scrutiny report as a matter of course. This was as a result of new criteria for under-performing measures which had been introduced in Quarter 4 of 2012/13. Following a request made at the last meeting of the Committee, the Council's performance against comparative benchmarking data was reported where the information was available.

The Executive Director confirmed that those members of staff involved in accomplishing the achievements highlighted in the report were acknowledged and the Authority had a Rewards and Recognition system in place.

Members drew attention to the timeliness performance for dealing with minor planning applications. The Executive Director informed the Committee that a business process review of Planning Services was currently being carried out which would lead to process changes, which in turn, should improve performance. Performance was also dependent on the current Member call-in arrangements for planning applications. This would require a steer from Councillors for any changes as there did not appear to be an impetus for the current framework to be altered.

RESOLVED:

That the report be noted.

174. COUNTERING BENEFIT FRAUD – QUARTERLY REPORT

The Senior Benefit Officer presented a report on the work of the Benefit Counter Fraud Section for the period to 30 June 2013.

The Committee was informed of current activities and progress made in countering benefit fraud and recovery of over-claimed benefits, in line with Government guidelines and best practice.

The Committee expressed its thanks to staff for their efforts to tackle fraudulent claims.

RESOLVED:

That the report be noted.

175. ENGAGEMENT WITH PARTNERS – TOWN AND PARISH COUNCILS

Further to the schedule of meetings agreed at the last meeting (Minute 73 refers) the Executive Director reported that she had not been made aware of any further meetings taking place since the last meeting of the Committee. Members outlined the difficulties they had experienced in arranging attendance at the scheduled meetings, particularly during the August recess. However, Members would make arrangements to attend meetings with their agreed Town or Parish Council in the near future.

176. PEMBERTON LEISURE CENTRE

Councillor Brian Northall presented the report on the review carried out by the Scrutiny Pemberton Working Party to the Committee. It was pointed out that the final document required some further proofing before being submitted to Council.

It was noted that the three recommendations relating to Councillor decision-making at key stages in the development of capital projects had already been adopted by the Finance Sub-Committee. The remaining recommendations in the report had not yet been considered.

RESOLVED:

That the Executive Director, in consultation with the Vice-Chairman of the Committee and Councillor Brian Northall, be authorised to approve the final report document for submission to Council.

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 25 September 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Gill Mercer (Vice-Chairman – in the Chair)

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

Bob Nightingale
David Read
Anna Sauntson
Philip Stearn
Robin Underwood
Peter Wathen

177. NEW HEAD OF PLANNING SERVICES

The Chairman welcomed Mr David Reed, Head of Planning Services, to his first meeting of the committee.

178. MINUTES

The minutes of the meeting held on 4 September 2013 were approved and signed by the Chairman.

179. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Pauline Bradberry, Wendy Brackenbury, Brian Northall and Ron Pinnock

180. 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/12/01614/FUL Herne Road,
EN/10/01428/FUL Raunds Car Wash

RESOLVED:

That the contents of the report be noted.

181. 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/07/00062/OUT (Wharf Road, Higham Ferrers) until 16 October 2013.

RESOLVED:

1. That the report be noted.
2. That an extension until 16 October 2013 be approved in respect of EN/07/00062/OUT.

182. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

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

Councillors	Applications	Nature of Interest	DPI	Other Interest
All committee members	EN/13/00936/FUL	Knew a public speaker		Yes
Councillor Andy Mercer	EN/13/00936/FUL	Had purchased goods from the business previously		Yes
Councillor Gill Mercer	EN/13/00936/FUL	Had purchased goods from the business previously		Yes
Councillor Peter Wathen	EN/13/00936/FUL	Had frequented the businesses at this site in the past		Yes

(b) Informal Site Visits

No informal site visits were declared by members.

183. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Mr James Wilson** – EN/13/00936/FUL – Think 3E, Wellingborough Road, Rushden, (Agent for Applicant)
- ii) **Mr Andrew Conner** – EN/1301230/FUL – 29 Grange Road, Stanwick, (Applicant)
- iii) **Mr David Shaw** – EN/1301243/REM – Phase 2, Warth Park Way, Raunds (Agent for Applicant)

184. 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) 13/01149/REM – Former RPC Site, Grove Street, Raunds, Northamptonshire (page 226)

The committee considered a reserved matters application for the erection of up to 58 dwellings with associated landscaping and open space. Outline planning permission was granted on 18 January 2012. The application was submitted to the committee as it was a major proposal.

Members noted the comments of Raunds Town Council and the Conservation Officer, which were detailed within the update report circulated at the meeting. It was further noted that the officer recommendation had been amended as the Environment Agency had not provided comments and would not be in a position to do so until 7 October 2013

The committee **agreed to defer** the application to allow officers to liaise with the applicant to resolve maintenance issues in respect of private drives in the development, the phasing of developing and impact of constructing office accommodation after the completion of dwellings, manoeuvrability of emergency and large delivery vehicles on the site and clarification in respect of maintenance arrangements for the land along the southern boundary of the site.

(ii) 12/01862/FUL – 43 High Street, Brigstock, Northamptonshire NN14 3HA (page 226)

The committee considered a report detailing an application for the conversion of existing buildings and erection of new buildings to form eight new dwellings. The application is linked to 12/01863/CAC for the demolition of an existing agricultural/industrial building on the site.

The application was previously reported to the committee on 3 July 2013, when it was deferred to enable further consideration be given to the impact on flood risk and to assess if the scheme could be amended to enable the garages to comply with Local Highway Standing Advice.

Members noted the comments of the Highway Authority, the Environment Agency and the Flood Consultant, which were detailed within the update report circulated at the meeting.

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

(iii) 12/01863/CAC – 43 High Street, Brigstock, Northamptonshire NN14 3HA (page 231)

The application was referred to the committee as it accompanied application 12/01862/FUL for the demolition of an existing agricultural/industrial building; the conversion of existing buildings and erection of new buildings to form eight new dwellings.

The application was previously reported to the committee on 3 July 2013, when it was deferred to enable further consideration be given to the impact on flood risk and to assess if the scheme for the erection of eight dwellings could be amended to enable the garages to comply with Local Highway Standing Advice.

Members noted the amendment to condition 1 detailed within the update report, which was circulated at the meeting.

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

(iv) 13/00594/FUL – Walnut Farm, Mill Road, Nassington, Northamptonshire (page 232)

The committee considered an application which proposed to replace an existing mobile home with a permanent dwelling and retention of a two-stable block, (to the east of the stable barn) portacabin and a two-stable block (to the north-west of the grain store). The application had been referred to the committee as it proposed a permanent dwelling in the open countryside; the previous application had been considered by the committee.

Members noted the removal of a condition and amendments to conditions 3, 4, 6 and 7 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 amended conditions detailed within the update report.

(v) 13/00936/FUL – Think 3E, Wellingborough Road, Rushden, Northamptonshire NN10 6AY (page 233)

The committee considered a report detailing a retrospective application for a change of use of a commercial B1/B8 use building which had ancillary A1 retail use to a mixed use A1 retail with associated B1/B8 uses.

Members noted the amendment to conditions within the update report and a verbal update.

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

(vi) 13/01230/FUL – 29 Grange Road, Stanwick, Northamptonshire NN9 6PZ (page 234)

The committee considered a report detailing an application for the erection of a new dwelling and garage with associated landscaping and access. The application was brought before the committee as it was a resubmission of 13/00683/FUL dated 4 July 2013; the committee had refused planning permission for the garage.

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

(vii) 13/01243/REM – Phase 2, Warth Park Way, Raunds, Northamptonshire (page 236)

The application was referred to the committee as it required reserved matter approval for appearance, landscaping, layout and scale for a B8 unit of 11,985 square meters with associated parking pursuant to outline planning permission 11/00700/OUT dated 22.03.12 and varied by 12/00522/VAR dated 08.05.12.

Members noted the update in respect of security on the site following comments from Northamptonshire Police and further noted the submission of a swept path analysis which had resolved the concerns of the Highways Authority.

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

(viii) 13/01324/FUL – Units 1 and 3, Enterprise Road, Raunds, Northamptonshire NN9 6JE (page 238)

The committee considered a report detailing a proposed change of use from B1/B8 to tyre fitting and retail (sui generis). The application was brought before the committee as East Northamptonshire Council was the applicant.

Members noted that Raunds Town Council had no objection to the proposal and also noted the removal of a 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 sheet.

(ix) 13/01390/FUL – Garage block accessed between 11 and 12 Hillside, Chelveston, Northamptonshire (page 239)

The Head of Planning Services withdrew the application for consideration by the committee to allow the consultation period to expire.

Chairman

**List Of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 25 September 2013**

13/01149/REM

Date received Date valid Overall Expiry Ward
2 July 2013 4 July 2013 3 October 2013 Raunds Saxon

Applicant **Persimmon Homes East Midlands-Ms Catherine Hanly**

Location **Former RPC Site, Grove Street, Raunds, Northamptonshire.**

Proposal **Reserved matters: Erection of 58 dwellings with associated landscaping and open space pursuant to 10/01753/OUT dated 18.07.12**

Decision Deferred

To allow officers to liaise with the applicant to resolve the following:

- the practicalities of the private drives in terms of future maintenance;
- the phasing of development and the impact of constructing the office accommodation after the dwellings;
- manoeuvrability of emergency and large delivery vehicles;
- clarification on the maintenance arrangements for the land along the southern boundary of the site.

12/01862/FUL

Date received Date valid Overall Expiry Ward
13 November 2012 21 November 2012 16 January 2013 Lyveden

Applicant **Brigsand Ltd - Mr J Bird**

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

Location **43 High Street, Brigstock, Northamptonshire, NN14 3HA.**

Proposal **Demolition of existing building to the rear, conversion of buildings and new buildings to form 8 no. dwellings**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to the commencement of development, full details and samples of all proposed facing materials shall be submitted to and approved in writing by the local planning

authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity.

Reason: In the interests of visual amenity.

3. Development shall not commence on any of the dwellings gaining vehicular access from High Street until full drainage and other constructional details of the site access and internal streets/road are submitted to and approved in writing by the local planning authority. The development shall thereafter be laid out and constructed in accordance with such approved details prior to the first occupation of the first residential unit gaining vehicular access from High Street.

Reason: In the interest of highway safety.

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

Reason: In the interests of highway safety.

5. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 13 November 2012, 21 November 2013, 7 January 2013, 15 January 2013, 1 February 2013, 2 August 2013 and 21 August 2013, drawing numbers:

S01 Existing site plan;
P02D Proposed site plan (including the off site roundabout works);
P02E Proposed site plan including swept path analysis;
P03F Proposed site levels and drainage plan
S04 Existing plan, elevation and section;
S05 Existing junction manoeuvring;
P04B Plots 1-3 proposed plans and elevations;
P05B Proposed plans and elevations plots 4-5;
P06B Proposed plans and elevations plots 6, 7 and garages to plots 3, 6 and 7;
P07B Proposed plans and elevations plot 8;
P09B Swept path analysis vehicle passing;
P11 Proposed junction manoeuvring;
P12B Existing and proposed access road sections; and
JMA/B291 Site location plan, 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.

6. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:
 - a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a

non-technical summary shall be submitted to the LPA without delay upon completion.

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

This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11

Reason: To ensure potential risks arising from previous site uses have been fully assessed.

7. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.
Reason: To ensure the proposed remediation plan is appropriate.
8. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.
Reason: To ensure site remediation is carried out to the agreed protocol.
9. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.
Reason: To provide verification that the required remediation has been carried out to the required standards.
10. 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.
11. 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 first unit of the development hereby permitted. 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. All planting shall consist of native species only
Reason: To ensure a reasonable standard of development and visual amenity for the area and in the interests of biodiversity.
12. Notwithstanding the submitted details and before commencement of the development hereby permitted, a Site Waste Management Plan, shall be submitted to and approved in writing by the local planning authority to demonstrate that the development would

meet the requirements of Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008. The development shall be implemented in accordance with the approved details.

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

13. All vegetation clearance at the site shall only take place outside the bird breeding season of between March to August inclusive.
Reason: To ensure adherence to legislation regarding protected species in line with the Wildlife and Countryside Act and to provide biodiversity mitigation and enhancements in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.
14. Prior to the first use or occupation, the proposed vehicular access, parking and turning facilities shall not be provided other than in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.
Reason: In the interests of highway safety.
15. The development hereby permitted shall be carried out in accordance with the recommendations as set out in section 7.0 of the Biodiversity Survey received by the local planning authority on 13 November 2012. The local planning authority shall be notified once these measures have been put in place.
Reason: In the interests of biodiversity.
16. Prior to the commencement of development, details of the relocation of the existing bus stop and associated shelter and landing/boarding stage shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of the first dwelling and retained thereafter in perpetuity.
Reason: In the interests of highway safety.
17. All pointing and bedding of masonry shall be carried out using a pure hydraulic lime mortar mix (no cement), the exact composition of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Following this, a representative sample panel of no less than 1 metre squared of pointing shall be prepared for the inspection and approval of the Local Planning Authority.
Reason: In the interests of preserving the historic character of the building.
18. Prior to the commencement of development, drawings at a scale of 1:20 for all joinery shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of preserving the historic character of the building.
19. No development shall take place within the area indicated on drawing number JMA/B291 until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF Paragraph 141.

20. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Geoff Beel Consultancy, dated July 2012 and the following mitigation measures detailed within the FRA:
1. Hit and miss or post and rail fencing to be provided as shown on drawing P02 Revision D.
 2. Finished floor levels are set no lower than 56.19m above Ordnance Datum (AOD) and as detailed in Section 5.3 of the FRA.
 3. No development with 9m of bank top of Harpers Brook (functional floodplain) as detailed in Section 5.4 of the FRA.
 4. Flood resilient construction to be provided up to 56.37m ADO as detailed in Section 5.3 of the FRA.
 5. Occupants to sign up to Floodline Warnings direct as detailed in Section 5.4 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- Reason:** To ensure the free flow of flood water so that the development does not increase flood risk elsewhere and to reduce the risk of flooding to the proposed development and future occupants.
21. 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 extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates fences, walls or other means of enclosure, shall take place without the prior written approval of the Local Planning Authority.
- Reason:** To prevent overdevelopment of the site and to ensure flood risk is not increased by structures impeding flood flows and outbuildings including garages are not converted to habitable accommodation without the appropriate flood risk mitigation.
22. The development hereby permitted shall be carried out in accordance with the details contained in the Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement received by the local planning authority on 13 November 2013.
- Reason:** To protect the trees on site.
23. Notwithstanding the submitted details, prior to the commencement of development, a sustainable strategy satisfying the requirements of policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and agreed in writing by the local planning authority and the development shall be implemented in accordance with the details.
- Reason:** To ensure that the development is sustainable in accordance with national Government advice contained in policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
24. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. This information shall include a layout plan with beam orientation. The approved scheme shall be installed, maintained and operated, prior to the commencement of use and retained in perpetuity in accordance with the approved details.
- Reason:** To protect the appearance of the area, the environment and wildlife and to ensure adequate safety and security on site.

Date received Date valid Overall Expiry Ward
13 November 2012 22 November 2012 17 January 2013 Lyveden

Applicant **Mr J Bird**

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

Location **43 High Street, Brigstock, Northamptonshire, NN14 3HA.**

Proposal **Demolition of existing building to the rear of site for the conversion of buildings and new buildings to form 8 dwellings**

Decision Application Permitted

Conditions/Reasons:

1. The works hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 Reason: Statutory requirement under provision of Section 18 of the Town and Country Planning Act 1990.

2. 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).

Date received	Date valid	Overall Expiry	Ward
11 April 2013	2 September 2013	28 October 2013	Prebendal

Applicant **Mr And Mrs David Fenn**

Agent **Mr Colin Moore - CMPS Ltd**

Location **Walnut Farm, Mill Road, Nassington, Northamptonshire.**

Proposal **Proposed permanent dwelling and retention of a two-stable block (to the east of the stable barn), portacabin and a two-stable block (to the north-west of the grain store). All for use in connection with the existing business.**

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
Proposed dwelling - 10.21/04 Rev.D
30th August 2013
Outbuildings - 10.21.05
20th 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 the commencement of the construction works on the permanent dwelling 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 submitted details, no construction works on the permanent dwelling 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.

5. The permanent dwelling hereby approved shall be occupied solely by persons directly associated with the operation of the rural enterprise outlined in blue on approved plan number 10.21/04 Rev.D as received by the local planning authority on 30th August 2013 or by a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.
Reason: In view of the exceptional circumstances justifying the grant of planning permission in this instance.

6. Notwithstanding the submitted details and prior to the commencement of the construction works on the permanent dwelling 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.

7. Prior to the commencement of the construction works on the permanent dwelling, 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.

13/00936/FUL

Date received	Date valid	Overall Expiry	Ward
31 May 2013	2 August 2013	27 September 2013	Rushden Spencer

Applicant **Mr Marcus Baldry**

Agent **James Wilson Associates**

Location **Think 3E, Wellingborough Road, Rushden, Northamptonshire.**

Proposal **Change of use of a commercial B1/B8 use building which has ancillary A1 retail to mixed use A1 retail with associated B1/B8 uses (retrospective)**

Decision Application Permitted

Conditions/Reasons:

1. This permission relates to the following plans: 1:1000 Location, access and parking plan and Drawing ST/WR/07004A (Layout).
Reason: For the avoidance of doubt.

- The retail sales shall be restricted to the areas shown on the approved plan, namely A1 retail sales area and A1 retail showroom on the ground floor and A1 retail showroom on the first floor. There shall be no additional retail floorspace created including through the installation of mezzanine floors and the unit shall not be subdivided. The goods sold shall be restricted to non food items and shall be limited to predominantly bulky comparison goods.

Reason: In order to clarify the terms of this planning permission and to ensure the retail use remains compatible with the predominant land use of the locality and in terms of highway safety.

13/01230/FUL

Date received	Date valid	Overall Expiry	Ward
18 July 2013	23 July 2013	17 September 2013	Stanwick

Applicant **Mr Andy Connor**

Agent **Wythe Holland Partnerships LLP**

Location **29 Grange Road, Stanwick, Northamptonshire, NN9 6PZ.**

Proposal **Erection of new dwelling and garage with associated landscaping and access (Resubmission of 13/00683/FUL dated 4/7/2013) Part retrospective**

Decision Application Permitted

Conditions/Reasons:

- 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.
- The dwelling and garage hereby permitted shall be constructed using an oak frame, Desimpel 65mm Kempley Antique facing bricks, natural Spanish slate and timber windows and doors.
Reason: To ensure a satisfactory appearance for the dwelling.
- 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 (additional) windows or rooflights shall be installed in the south or west elevation or roofslope of the garage hereby approved.
Reason: To safeguard the privacy of adjoining properties.
- The garage hereby permitted shall be retained as a garage and associated store and shall be used for domestic purposes only, ancillary to the occupation of the single family dwelling within the curtilage of which it is located.
Reason: In order to safeguard the amenity of adjacent residential properties and to clarify the terms of this consent.
- Notwithstanding the submitted information, prior to the occupation of the development hereby permitted, the vehicular access shall be paved with a hard bound surface for a minimum of 5 metres from the highway boundary and the necessary 2m x 2m visibility

spays shall be provided and retained as such. The gradient of the access shall not exceed 1:15. Details of the hard surfacing shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: In the interests of highway safety.

6. Before the dwelling hereby permitted is first brought into occupation, full details as to the positioning, height, material and design of all boundary screening shall have been submitted to and approved in writing by the local planning authority. The boundary screening shall include details of a robust, natural tree screen along the eastern boundary of the site. The development shall then be carried out in strict accordance with the approved details and thereafter retained and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory standard of development, to protect the amenity of neighbouring occupiers and the amenity of the future occupiers of the new dwelling.
7. Deliveries, demolition or construction works shall not be carried out except between the hours of 08:00am -17:30pm Mondays to Fridays, 08:00am - 13:00pm on Saturdays, and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of residential amenity.
8. No works shall take place within the red lined area until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The recording should be carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise, the resultant records, artefacts and samples should be analysed and where necessary conserved, and the understanding gained should be made publicly available and an archive created and deposited for future use.
Reason: In the interests of identifying and preserving any archaeological remains.
9. The development hereby permitted shall be undertaken in accordance with the proposed scheduling set out in section 9 of the submitted Arboricultural Method Statement, Tree Protection Plan and Tree Survey (Andrew Belson Tree Survey dated 1st March 2012) (Ref: 2040.TPP Rev B, 2040.AIA Rev B, received by the Council on 18th July and 31st July 2012). This shall include the implementation if the associated Construction Exclusion Zones and tree protection methods details in the Method Statement and shown on the associated plans.
Reason: To ensure the protection of the protected tree on the neighbouring site.
10. Notwithstanding the submitted details and 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 buildings 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 approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is sustainable in accordance with national government advice contained in Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
11. Before the dwelling hereby permitted is first brought into occupation, all bathroom and en-suite windows shall be fitted with restricted opening obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The obscure

glazing shall thereafter be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers.

12. 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 to that Order without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.

13. Before the dwelling hereby permitted is first occupied, the velux in the east facing roof slope of the dwelling shall be fixed shut. The window shall thereafter be retained and maintained in this manner, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate standards of privacy for neighbours.

14. The development hereby permitted shall be carried out strictly in accordance with the approved plans; 00A, 24B, 2040.AIA Rev B, 2040.TPP, 25C 11, Andrew Belson Tree Survey dated 1st March 2012 and Lockhart Garratt Phase 1 Habitat Survey, received by the Local Planning Authority on 18th July 2013, 31st July 2013, 10th September 2013.

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

13/01243/REM

Date received	Date valid	Overall Expiry	Ward
19 July 2013	22 July 2013	21 October 2013	Raunds Windmill

Applicant **Roxhil Warth Ltd And Robert How - Mr M Eckershall**

Agent **Mr David Shaw**

Location **Phase 2, Warth Park Way, Raunds, Northamptonshire.**

Proposal **Reserved matters: Appearance, landscaping, layout and scale for a B8 unit of 11,985 square metres with associated parking pursuant to outline planning permission 11/00700/OUT dated 22.03.12 as varied by 12/00522/VAR dated 08.05.12**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans: 13049-P0001-A and 13049-P0002-B (received by the Local Planning Authority on 29/8/13); 13049-P0003, 13049-P0004, 13049-P0005, 13049-P0006, 13049-P0007, 13049-P0008, 1246/12-400, 13-0599-SK02, 1246/12-SK01-28/06/13, 1329/EL/001 and 1329/EL/002 (received by the local planning authority on 19/7/13).

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

2. All "ALUDRA" luminaires shall be fitted so that the face glass is at an upward tilt angle of no greater than 0 degrees from horizontal (Full Horizontal Cut Off Position) and all "ALFRESCO" bulk head luminaires shall be the half-moon design (as shown on drawings 1329/EL/001 and 1329/EL002).
Reason: To minimise energy waste and light pollution in the interests of environmental sustainability and protecting the rural character of the area.
3. The permitted temporary drainage arrangements (shown on plan 13-0599-SK02, received by the local planning authority on 19 July 2013) shall only serve the unit the subject of this reserved matters consent and the unit permitted under planning reference 12/01528/FUL. These temporary drainage arrangements shall be installed as per the details on the abovementioned plan and shall be fully operational prior to any works to construct the building hereby permitted. These temporary arrangements shall be upgraded to the permanent solution (as submitted and approved in accordance with condition 25 of planning permission 11/00700/OUT) to accommodate any additional development within Warth Park.
Reason: To ensure that the development on this and the neighbouring site has appropriate surface water drainage arrangements to reduce the risk of flooding caused by runoff from the development.
4. Prior to the building hereby permitted being brought into the permitted use a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The equipment shall be installed and maintained in accordance with the approved scheme. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.
Reason: To protect the amenity of the locality.
5. In conjunction with the implementation of the landscaping details shown on approved plan 1246/12-400- (received by the local planning authority on 19/7/13) the area of land set aside for the "Phase 2 Extension" shall be laid to grass and shall be retained in this form until such time as the phase 2 extension is implemented.
Reason: In the interests of visual amenity.
6. The building hereby permitted shall not be brought into the permitted use until the parking and servicing areas for HGVs, cars, motorcycles and bicycles have been provided, surfaced and laid out in accordance with the approved plans.
Reason: In the interests of highway safety.
7. Notwithstanding the details submitted, further details of the position and design of any gates and access control systems to the HGV loading and parking area shall be submitted to and approved in writing by the local planning authority prior to the building hereby permitted being brought into the permitted use. The development shall proceed in accordance with the approved details.
Reason: In the interests of visual amenity, highway safety and security.
8. Notwithstanding the details submitted, further details of the sprinkler tank and pump house shall be submitted to and approved in writing by the local planning authority prior to the building hereby permitted being brought into the permitted use. The development shall proceed in accordance with the approved details.
Reason: In the interests of visual amenity.
9. Notwithstanding the details submitted, further details of the surfacing and landscaping

of the 10 metre wide strip on the eastern / north-eastern boundary of the site shall be submitted to and approved in writing by the local planning authority prior to any works to construct the building hereby permitted being carried out. These details shall include the provision of a 2.0 metre wide footpath. The approved scheme shall be implemented and completed prior to the building hereby permitted being brought into the permitted use.

Reason: In the interests of visual amenity, to ensure appropriate surfacing to the public right of way, and to enable uninterrupted use of the footpath link in all weathers.

10. Notwithstanding the details submitted, a further detailed travel plan (in accordance with the Framework Travel Plan) shall be submitted to and approved in writing by the local planning authority prior to the any works to construct the building hereby permitted being carried out. , and the premises shall subsequently operate in accordance with the approved Travel Plan.

Reason: In the interests of promoting sustainable transport.

11. Prior to any works to construct the building hereby permitted being carried out full details of a dedicated HGV turning area to be formed within 21 metres of the end of the promoted extended industrial estate street layout shall be submitted to and approved in writing by the local planning authority, and the approved turning area shall be implemented prior to the building hereby permitted being brought into the permitted use.

Reason: In the interest of highway safety.

12. Prior to the building being brought into the permitted use a scheme for the provision of external CCTV and access control shall be installed and retained thereafter, in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure adequate safety and security on site.

13/01324/FUL

Date received	Date valid	Overall Expiry	Ward
31 July 2013	15 August 2013	10 October 2013	Raunds Windmill

Applicant **Mr Richard Hankins**

Location **Units 1 And 3, Enterprise Road, Raunds, Northamptonshire.**

Proposal **Change of use from B1/B8 to tyre fitting and retail (sui generis) retrospective**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans, drawing no 1, 2 and 3 received by the Local Planning Authority on 31 July 2013 and 15 August 2013

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

Date received Date valid Overall Expiry Ward
12 August 2013 14 August 2013 9 October 2013 Higham Ferrers Lancaster

Applicant **Spire Homes - Mr Simon Dillon**

Agent **RG+P Mr Robert Woolston**

Location **Garage Block Accessed Between 11 And 12, Hillside, Chelveston, Northamptonshire.**

Proposal **Demolition of garages and construction of 2 x 2 bed 4 person houses**

Decision: Application withdrawn by Head of Planning Services to allow consultation period to expire

POLICY & RESOURCES COMMITTEE

Date: 26 September 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 Brackebury	Andy Mercer
Roger Glithero JP	Rupert Reichhold
Marika Hillson	

185. MINUTES

The minutes of the meeting held on 9 September 2013 were approved and signed by the Chairman.

186. APOLOGIES FOR ABSENCE

Apologies were received from Councillors David Brackebury, John Farrar and Jeremy Taylor.

187. DECLARATIONS OF INTEREST

There were no declarations of interest.

188. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

189. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES

(a) District Regeneration Working Party – 9 September 2013

The minutes of the meeting of District Regeneration Working Party held on 9 September 2013 were received and approved.

(b) Finance Sub-Committee – 11 September 2013

The minutes of the meeting of Finance Sub-Committee held on 11 September 2013 were received and approved.

(c) Personnel Sub-Committee – 24 September 2013

The minutes of the meeting of Personnel Sub-Committee held on 24 September 2013 were received and approved.

190. REPORT OF THE EXTERNAL AUDITOR AND FINAL STATEMENT OF ACCOUNTS 2012/13

The committee considered a report which detailed the Annual Governance Report from the external auditor and presented the Statement of Accounts for approval.

It was reported that the annual statement was a statutory requirement and an essential feature of public accountability and stewardship as it provided an annual report on how the council had used the public funds for which it was responsible.

The council produced its draft Statement of Accounts in line with statutory timescales and these were signed off by the Chief Finance Officer on 28 June 2013. Following this, the accounts were audited and a material error was identified, which was detailed within the report.

Being satisfied with the content of both the Statement of Accounts and the Annual Governance Report, the committee wished for their appreciation of the efforts of officers involved in compiling the Statement of Accounts to be recorded.

RESOLVED:

1. That the Statement of Accounts and the Annual Governance Statement for the year ended 31 March 2013 be approved.
2. That the Chairman of the Policy and Resources Committee and Section 151 Officer be authorised to sign the Management Representation letter on behalf of the authority.
3. That the thanks of the committee be passed to all officers involved in compiling and informing the Statement of Accounts.

191. SAFEGUARDING CHILDREN AND YOUNG PEOPLE POLICY AND PROCEDURES

The committee received a report from the Community Partnerships Manager which sought approval of revisions to the Safeguarding Children and Young People Policy and Procedures.

It was reported that external inspections of safeguarding and child protection arrangements in Northamptonshire County Council and Northamptonshire Police had identified significant areas for improvement. In March 2013, all partner agencies, including lower tier authorities, undertook an online self assessment of their policies and procedures against the requirements of Section 11 of the Children Act 2004. Subsequently a number of key improvement processes were introduced across the county which were reflected within the proposed revisions to the policy.

RESOLVED:

- (1) That the revisions to the Safeguarding Children and Young People policy and procedure be approved.
- (2) That a further report in respect of the new Prevention and Safeguarding Framework for East Northamptonshire be submitted to the committee meeting on 4 November 2013.

192. SCRAP METAL DEALERS ACT 2013

The committee received a report from the Health Protection Manager which detailed the provisions of the Scrap Metal Dealers Act 2013 and sought approval for the scale of fees and delegated authority.

It was reported that the Act would replace the previous registration scheme for scrap metal dealers and introduce a new licensing regime which would be administered by local authorities. In the future, every scrap metal dealer would be required to have a licence and operating without would be a criminal offence.

RESOLVED:

That the fee structure for Scrap Metal Licensing, as set out within the report, be approved.

R.5 RESOLVED TO RECOMMEND:

1. That the authority to issue licences under the Scrap Metal Act 2013 be delegated to the Head of Environmental Services, Health Protection Manager, Environmental Protection Manager, Waste Manager and Senior Environmental Health Officer.
2. That authority to revoke licences, make applications for closure notices and to issue proceedings under the Scrap Metal Act 2013 be delegated to the Executive Director, Head of Environmental Services and the Health Protection Manager.
3. That applications where representations are received be determined by a Licensing Panel.
4. That appeals against a decision to revoke a licence be considered by a Licensing Panel.
5. That the Monitoring Officer, in consultation with the Chairman of the Licensing Committee, be authorised to make the necessary amendments to the terms of reference of the Licensing Committee.

193. DRAFT COMMUNICATIONS STRATEGY

The committee received a report from the Communications Manager which sought approval of the draft Communications Strategy 2013 – 2016.

It was reported that legislation would prevent local authorities from publishing a newspaper on a fortnightly basis with effect from 31 March 2014. The current contract for the publication of Nene Valley News (NVN) would expire on that date and the draft strategy detailed how the loss of NVN would be mitigated in future.

RESOLVED:

- (1) That the Communications Strategy be approved.
- (2) That £60,000 from the current budget be retained to deliver the outcomes detailed within the strategy.

194. 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.

195. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group – 6 September 2013

The minutes of the Leisure Contracts Working Group held on 6 September 2013 were received.

Chairman



District Regeneration Working Party

Minutes of meeting held on Monday 9 September 2013 at 3.30pm in The Kasen Room (formerly CHG2)

Present:

Councillors:	Councillor Steven North (Chair)	Cllr SN
	Councillor Glenn Harwood	Cllr GH
	Councillor Roger Glithero	Cllr RG
	Councillor Richard Lewis	Cllr RL
Officers:	Lisa Hyde, Head of Customer & Community Services	LJH
	Sean Silver, Community Partnerships Officer	SS
Minutes:	Sharon Prior, Executive Support Officer	SP

ACTION

1. Apologies

1.1. Apologies had been received from:-

- Councillor David Brackenbury
- David Oliver, Chief Executive
- Kelly Watson, Finance Manager
- Mike Greenway, Community Partnership Manager
- Su Davies, External Funding Manager

2. Minutes of previous meeting held on 10 June 2013 and matters arising

2.1. The minutes of the previous meeting held on 10 June 2013 were agreed as a true record. There were no matters arising. SP

3. Declarations of Interest

3.1. Members of the Working Group noted their declarations of interest:-

Councillor Richard Lewis

Item: Item 4 – funding bid from Rushden MIND
Nature of Interest: Cllr Lewis is a trustee of Rushden MIND and a Ward Member for Rushden Hayden.
DPI/Other Interest: Other

Councillor Glenn Harwood

Item: Item 4 – funding bid from Education Foundation of Abigail Bailey and Ann Levett for Chelveston Village Hall
Nature of Interest: Cllr Harwood is the Ward Member for Chelveston and lives in the village.
DPI/Other Interest: Other

4. **Community Facilities Fund 2013/14 – to consider full bids approved to progress under Stream 2 at the last meeting**

4.1. LJH presented the covering report which provided an update on the Expressions of Interest (Eoi) selected at the last meeting to progress to the second stage – 18 in total. The Community Partnerships Team had made contact with all 18 groups to obtain further details for their individual bids covering:-

- Overall project costs
- Capital and revenue distinction
- Other funding secured
- Project start/end dates

Of the 18 groups contacted, only 15 second stage applications were received.

4.2. The Working Party then reviewed each individual application in detail, and noted their comments. LJH advised that projects where the improvements appeared to be phased, applicants had been advised that funding from this Fund would only be available for one phase only. The Working Party noted that all of the applications were at varying stages, with some ready to proceed with their project upon receipt of funding from the Community Facilities Fund, and others were dependent upon funding from other sources before they could proceed.

4.3. LJH also advised that some reductions in recommended awards had been made where revenue costs had been included. This was necessary as it was a stipulation of the Community Facilities Fund that funding was only for the purposes of supporting capital programmes of work (this affected only 3 of the projects being supported).

4.4. Following a detailed reviewed of all the information received, the Working Party agreed to allocate funding from the Communities Facilities Fund to the following projects:-

Project	Amount Awarded
Kings Cliffe Heritage Centre Convert listed c19th school room into a Heritage Centre	£7,530
Chelveston Village Hall Village Hall extension, car park and playing field	£35,100
Rushden Town Council Jubilee Park changing rooms	£50,000
Irthlingborough Methodist Church Refurbish and upgrade meeting rooms to rear of church for community use.	£20,000
Rushden MIND Purchase computer hardware and other capital equipment to provide a range of interactions to address mental health issues and be socially inclusive	£5,400
Wadenhoe Recreation Hall Create a paved area to the rear of the Hall to enhance hall which will be safer and encourage usage	£25,000
Full Gospel Church (East Northants Community Services) Community Centre upgrade project – installation of secondary double glazing, carpet floor tiling, expansion of	£18,500

food storage facility (Food Bank)	
Oundle Town Council Refurbishment of Fletton House to provide community facilities	£50,000
St Leonards Church, Glapthorn Creation of community space and information hub within church by removing some pews, to include internal decoration, installation of an accessible toilet	£4,320
Islip Parish Council Replacement of old steel containers and replace with new Sports Pavilion, storage and car parking at Recreation Ground	£50,000
Oundle CE Primary School Creation of public community space in the heart of Oundle	£8,000
Higham Ferrers Town Council Sports Pavilion refurbishment	£8,715
Woodnewton Parish Council To replace old play equipment	£2,400
Total allocation	£284,965

4.5. LJH outlined the current position with costs:-

CFF Reserve available 2013/14	£340,102
Recommended awards in 2013/14	<u>£284,965</u>
Balance	<u>£55,137</u>

LJH noted the balance above differed to that reported in the meeting papers. This was a result of a project group recently being advised that they were unsuccessful in obtaining funding from Sport England, which substantially altered their project income. They have therefore been advised to re-evaluate their project plan and consider a re-submission in the future, and no CFF funding would be allocated at this time.

4.6. LJH suggested that the deadline for the drawdown of CFF funding should be 31 March 2015; the Working Group confirmed their approval for this suggestion.

4.7. Future Funding Rounds – review of criteria
The Working Group agreed to review the criteria for future funding rounds at their next meeting in December 2013 – date to be agreed; SP to note for agenda.

SP – DRWP
December 2013

4.8. LJH agreed to prepare a Member Briefing detailing those projects that would receive funding. Positive communication/PR material would also be prepared on the funding being awarded.

LJH
LJH/
Comms Team

5. Any Other Business

5.1. No further items were raised.

6. Date of Next Meeting

6.1. The Working Party agreed to hold the next meeting in early-December 2013; SP to finalise date.

SP

The meeting closed at 4.25pm.
LJH/SP 11.9.13

Minutes approved by the Chair of the Working Group 18.9.13



Finance Sub-Committee

Minutes of a meeting held on Wednesday 11 September 2013 at 7.30pm, Kasen Room, East Northamptonshire House, Thrapston

Present: Councillors: Peter Baden
David Brackenbury
Roger Glithero JP
Glenvil Greenwood-Smith
Glenn Harwood MBE

Officers: David Oliver (Chief Executive)
Sharn Matthews (Executive Director)
Glenn Hammons (Chief Finance Officer)
Katy Everitt (Head of Resources and Organisational Development)

1.0 APPOINTMENT OF CHAIRMAN FOR THE MEETING

1.1 In the absence of the Chairman and Vice-Chairman of the Sub-Committee, nominations were sought for the appointment a Chairman to preside at this meeting. Councillor Glenn Harwood was nominated and the proposition was duly seconded.

RESOLVED:

That Councillor Glenn Harwood be appointed Chairman for this meeting.

2.0 APOLOGIES FOR ABSENCE

2.1 Apologies for absence were received from Councillors Richard Lewis and Steven North.

3.0 MINUTES

3.1 The minutes of the meeting of the Sub-Committee held on 24 June 2013 were submitted. The minutes had been received and adopted by the Policy and Resources Committee on 29 July 2013, but the following items were highlighted:

Minute 6:

Noted that the Leader's reply to the Question under Procedure Rule 10.3 was missing from the minutes circulated with Agenda. The reply had been re-inserted into the copy of the minutes to be signed by the Chairman.

Minute 11.6 (i) - Splash Leisure Pool:

It was noted that that the two Resolve to Recommend items had not been discussed at Policy and Resources Committee on 29 July 2013 as it had been confirmed that the Sub-Committee had delegated authority to include the works in the Development Pool for the Capital Programme and to authorise variations to the Programme. A resolution to Council via Policy and Resources Committee would be required to approve the move from the Development Pool into the Approved Capital Programme itself in this case.

The “Resolved to Recommend” item in Minute 11.6(i) would therefore be amended to a “Resolved” item.

Minutes 9 and 15: Noted that the recommended changes to the Scheme of Delegation in the Council's Constitution would be considered at the next Council meeting on 14 October 2013.

RESOLVED:

That subject to the above, the minutes of the meeting of the Finance Sub-Committee held on 24 June 2013 be approved and signed by the Chairman.

4.0 DECLARATIONS OF INTEREST AND QUESTIONS UNDER PROCEDURE RULE 10.3

4.1 There were no interests declared or questions submitted under Procedure Rule 10.3.

5.0 TREASURY MANAGEMENT REPORT - QUARTER 1 2013/14

5.1 The Chief Finance Officer presented a report to the Sub-Committee which provided an update on the activity of the Treasury Management function for the first quarter of 2013/14. The report also set out the likely performance for the remainder of the financial year.

5.2 The Sub-Committee noted that the 2013/14 Treasury Management Strategy had been approved as part of the Medium Term Financial Strategy in February 2013 and was underpinned by the adoption of the Chartered Institute of Public Finance and Accountancy's Code of Practice. The Code recommended that members be informed of treasury management activities at least twice a year.

5.3 The Chief Finance Officer confirmed that the money received from the mediation settlement in respect of the Nene Centre roof would be allocated to revenue reserves initially to offset any revenue cost, with the balance allocated to capital reserves.

RESOLVED:

That the Treasury Management performance for Quarter 1 2013/14 be noted

(Reason – in accordance with CIPFA guidance and best practice in Treasury Management)

6.0 BUDGET MONITORING - QUARTER 1 2013/14

- 6.1 The Chief Finance Officer presented a report to the Sub-Committee detailing the Council's expenditure to the end of quarter 1 (30 June 2013) against the approved revenue and capital budgets for 2013/14. The report highlighted any significant under or overspend greater than £10,000 and identified the impact on the end of year position.
- 6.2 Since the setting of the Council's budget in February 2013, the total budget had been revised to £10,164,857. The estimated outturn for the year was an under-spend of £102,000.
- 6.3 The Sub-Committee was apprised on the current position regarding the disposal of the Rushden Depot and Recycling Centre and the National Non-Domestic Rates the Council was incurring for the buildings located on the site. The options available to address this were outlined, with demolition of the existing buildings being the favoured option.
- 6.4 The Chief Finance Officer informed the Sub-Committee that future budget monitoring reports would provide details on the funds spent on the Nene Centre and the Pemberton Centre.

RESOLVED:

- i) That the current budget monitoring position be noted.

(Reason – this is an information / monitoring report – no decision required)

- ii) That the capital programme be varied by up to £80,000 for the estimated cost of demolition of the Rushden Depot and Recycling Centre, expected to be funded by an increase in the value of the subsequent capital receipt receivable in the future.

(Reason – to reduce the risks the Council is exposed to and reduce NNDR payable)

- iii) That, subject to confirmation of the actual cost of the demolition of the Rushden Depot and Recycling Centre being within the overall capital budget approved, delegated authority be given to the Chief Finance Officer, in consultation with the Chairman of Finance Sub-Committee, to progress the scheme.

(Reason – to prevent delays in works being undertaken to reduce risk exposure)

7.0 EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items 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.

8.0 SPLASH LEISURE POOL

- 8.1 The Head of Resources and Organisational Development presented a report providing the Sub-Committee with an update of costs and additional risks identified since the last meeting of the Sub-Committee when the Splash Leisure Pool had been considered.
- 8.2 Two quotes had been received for the survey work agreed at the last meeting of the Sub-Committee and quotes were being sought for work to rectify the fire detection system, although it was hoped to meet these costs from the existing maintenance budget. Enquiries were on-going to establish whether the current insurance policy provided cover in the event that the fire detection system failed. Whilst a final response was awaited, indications were that cover would continue to be provided.
- 8.3 Members were of the view that the Council should be given the opportunity to debate the wider issues surrounding the condition of the facility and financing by the Council. The Chief Executive informed the Sub-Committee that the Council's leisure contract was due for renewal in August 2016 and any issues would need to be considered in a timeframe to fit in with the contract letting process.

RESOLVED:

- i) That the content of the report be noted, in particular, the new risks and quotes received to date.
- ii) That a further report be submitted to Council to:
 - a) approve a budget to undertake work to replace the air handling units and ducting as soon as a budget figure has been determined, and
 - b) address the wider issues associated with the Splash Leisure Pool, including the condition of the facility and ENC funding.

9.0 ASSET MANAGEMENT – SALE OF LAND AND BUILDINGS PROGRESS UPDATE

- 9.1 The Head of Resources and Organisational Development provided the Sub-Committee with an update on progress made in relation to the sale of Council owned land and buildings.

RESOLVED:

That the report be noted.

Chairman



East
Northamptonshire
Council

Personnel Sub-Committee

Minutes of a meeting held on 24 September 2013 at East Northamptonshire House, Thrapston

Present:	Councillors	Roger Glithero JP (Chairman)
		Wendy Brackenbury
		Glenn Harwood MBE
		Steven North
		Jeremy Taylor
		David Oliver Chief Executive
		Sharn Matthews Executive Director
		Katy Everitt Head of Resources and Organisational Development
		Aime Armstrong Human Resources Manager
		Charlotte Tompkins Waste Manager (for item SP24)
		Kathryn Rance Applications Support Manager (for item SP25)

1.0 MINUTES

- 1.1 The minutes of the meeting held on 23 July 2013 were approved and signed by the Chairman.

2.0 APOLOGIES

- 2.1 No apologies for absence had been received.

3.0 DECLARATIONS OF INTEREST

Officer	Item	Nature of Interest	DPI	Other Interest
David Oliver	Update on Staff Proposal SP3	Own support staff affected		Yes

4.0 QUESTIONS UNDER PROCEDURE RULE 10.3

- 4.1 There were no questions submitted under procedure rule 10.3

5.0 COMMENCEMENT TIME FOR MEETINGS OF THE SUB-COMMITTEE

- 5.1 Members considered the current day and start time for meetings of the Sub-Committee following consultation on alternatives which had been carried out following the last meeting. Members agreed that moving meetings to Monday mornings would be worthwhile, with meetings taking place on the day before the current date of the scheduled meetings. A list of revised dates would be circulated.

RESOLVED:

That with effect from the next scheduled meeting of the Sub-Committee, meetings be held on Mondays commencing at 10.30am for the remainder of the current municipal year.

6.0 WORKFORCE STATISTICS

- 6.1 The Sub-Committee reviewed data concerning staff sickness, turnover and the number of staff employed.
- 6.2 Particular note was made of the total number of full-time equivalent staff employed which stood at 170 at the end of June 2013, which was fewer than at any time in the previous 4 years. Overall sickness rates were low and Members acknowledged this achievement, especially in service areas which had experienced significant change and turbulence recently.

7.0 VACANT POSTS UPDATE

- 7.1
- (a) Vacant posts
 - (b) New posts created on the establishment
 - (c) Posts temporarily vacant
 - (d) Budget savings, and
 - (e) Empty posts/hours still on establishment but with no budget.
- 7.2 The Sub-Committee noted the overall reduction in the Authority's salary budget of 15.4% between the 2009/10 and the 2012/13 budgets.

8.0 Xchange MINUTES

- 8.1 The Sub-Committee received and noted the draft minutes of the meeting of the Xchange group held on 30 July 2013.

9.0 EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 2 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

10.0 STAFF PROPOSAL 24 – REVIEW OF WASTE MANAGEMENT TEAM

10.1 Further to the approval given at the last meeting of the Sub-Committee for formal consultations to take place on a review of the Waste Management Officer function within the Waste Management Team, the outcome of those consultations was submitted.

RESOLVED:

- i) That approval be given to adopt and implement the new waste team structure with its associated operational and financial changes.
- ii) That current Waste Team Officers be interviewed for appointment to the new posts.
- iii) That, as a consequence of the interview process, approval be given to progress any potential redundancy situation.

11.0 STAFF PROPOSAL 25 – ICT WEB DEVELOPMENT TEAM RESTRUCTURE

11.1 Further to the approval given at the last meeting of the Sub-Committee for formal consultations to take place on a proposed restructure of the Web Development Team, the outcome of those consultations was reported.

RESOLVED:

That the proposed structure be agreed and the Web Administrator role be advertised and recruited to once job evaluation has been completed.

12.0 UPDATE ON STAFF PROPOSAL SP3

12.1 Further to the approval given by the Sub-Committee for a review of the executive support team to be carried out and consultations with affected staff to commence, the Sub-Committee considered the outcome of the review and consultations.

RESOLVED:

- i) The Chief Executive, in consultation with the Chairman of the Personnel Sub-Committee, be authorised to review the consultation feedback and agree any changes that need to be made to the proposal, with a further report being submitted to the Personnel Sub-Committee if significant changes are made to the proposal.
- ii) Subject to there being no significant changes to the proposal following review of the consultation feedback, the Chief Executive, in consultation with the Chairman of the Personnel Sub-Committee, be authorised to implement the changes.

(Reason - to reduce costs)

13.0 **SP22: EMPLOYMENT OF THE HEAD OF THE JOINT PLANNING UNIT**

RESOLVED:

That consideration of this item be deferred until the next meeting of the Committee.

Chairman

LICENSING COMMITTEE

Date: 2 October 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:- Glenn Harwood MBE (Chairman)

Tony Boto

Richard Gell

Glenvil Greenwood-Smith

Barbara Jenney

Andy Mercer

Gill Mercer

Bob Nightingale

196. MINUTES

The minutes of the meeting held on 4 March 2013 were approved and signed by the Chairman as a correct record.

197. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Pauline Bradberry, Brian Northall and Anna Sauntson.

198. DECLARATIONS OF INTEREST

There were no declarations of interest.

199. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

200. LICENSING ACTIVITY AND UPDATE REPORT

The Committee received a report detailing applications received under the Licensing Act 2003 in the previous six months, broken down into new licences and licence variations, Temporary Event Notices and personal licence applications received.

RESOLVED:

That the contents of the report be noted.

201. LICENSING LEGISLATION - UPDATE

The Health Protection Manager presented a report outlining changes to the licensing regime and consultations on proposals for further changes.

Government consultations were currently being carried out on the termination of the personal licence scheme under the Licensing Act 2003. The intention was to use the current Designated Premises Supervisor (DPS) system to ensure the safe sale of alcohol. This would potentially lead to a loss of income to the Council and would prevent conditions being included elsewhere which required a personal licence to be held. However, it was noted that a DPS licence would enable the Council to exercise control over the licences issued for the District, whereas a personal licence was valid across the country, wherever it had been issued. The risk was that the issuing authority might not be aware of concerns affecting the licence holder which were known to other authorities.

The Committee noted the introduction of the Scrap Metal Dealers Act 2013 which had been considered by the Policy and Resources Committee on 26 September 2013. Members raised a number of issues arising from the legislation and the licensing regime it introduced. Detailed guidance was awaited and it was noted that training would be arranged for Members in preparation for Licensing Panel Hearings which would consider applications where representations had been received.

The Criminal Records Policy of the Council had been in place for three years and was now subject to review. The Committee was asked to appoint Members to participate in this review.

A report would be submitted to the Policy and Resources Committee in November 2013 regarding the proposed introduction of a licensing scheme for hire boats operating on the stretch of the River Nene in the District. This waterway was not part of the national licensing scheme operated by the Canals and Rivers Trust, although the reasons for this exclusion were not clear. Members expressed a number of concerns about the implications of adopting legislation to implement the licensing scheme and it was noted that neighbouring authorities through whose area the affected stretch of the River Nene also ran, were not intending to adopt a licensing scheme.

RESOLVED:

- i) That the report be noted.
- ii) That Councillors Glenvil Greenwood-Smith and Glenn Harwood be appointed to assist in the review of the Criminal Records Policy

202. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 1 and 7 of Part 1 of Schedule 12A of the Local Government Act 1972 may be disclosed.

203. LICENSING ACT 2003 – CRIME AND A&E STATISTICS

The Health Protection Manager presented a report providing the Committee with Accident and Emergency data for quarter 4 2012/13 and Quarter 1 2013/14. The crime statistics associated with licensed premises had not been received from the Police

RESOLVED:

That the report be noted.

Chairman