

COUNCIL MEETING

Date: 14 October 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)
Glenn Harwood MBE	(Deputy Leader of the Council)

Tony Boto
David Brackenbury
Wendy Brackenbury
Pauline Bradberry
Derek Capp
John Farrar
Richard Gell
Roger Glithero JP
Marika Hillson
Sylvia Hobbs
Dudley Hughes JP
Sylvia Hughes
Richard Lewis
Eloise Lucille

Andy Mercer
Bob Nightingale
Brian Northall
Rupert Reichhold
Anna Sauntson
Alex Smith
Phillip Stearn
Jeremy Taylor
Robin Underwood
Jake Vowles
Peter Wathen
Clive Wood
Colin Wright

204. PUBLIC SPEAKERS

In accordance with Council Procedure Rule 9, Heather Hanlon (Chairman of Barnwell Parish Council) and Ian Davidson (Chairman of Glapthorn Parish Council) addressed the meeting on the Agenda item "Community Governance Review".

205. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Peter Baden, Glenvil Greenwood-Smith, Marian Hollomon, Sue Homer, Barbara Jenney, David Jenney, Sarah Peacock and Ron Pinnock.

206. MINUTES

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

207. DECLARATIONS OF INTEREST

The Monitoring Officer provided guidance to Members on declaring interests in relation to the item on Community Governance Review where District Councillors were also members of Town or Parish Councils and in relation to pre-determination where Members had participated in the consultation process and discussion of the proposals.

All Councillors present with the exception of Councillors David Brackenbury, Wendy Brackenbury, Eloise Lucille, Alex Smith, Jeremy Taylor, Jake Vowles and Colin Wright declared an "Other Interest" in the Community Governance Review item as members of a Town or Parish Council. Councillor Richard Gell left the meeting for consideration of the part of this item relating to the Parish Council of which he was a member, with other Councillors remaining in the meeting.

208. ANNOUNCEMENTS BY THE CHAIRMAN AND CHIEF EXECUTIVE

The Chairman thanked Members for supporting recent fundraising events for the Chairman's charities. A sum of £780 had been raised for the Alzheimers Society and £1,350 for the St. Mary's Bell Appeal.

The Chief Executive announced that the restructure of the executive support team had been implemented and the post of Personal Assistant to the Chief Executive and Chairman of the Council had been deleted. The post-holder had transferred to the vacant post of Democratic Services Officer and would continue to provide support to the Chairman of the Council.

209. CHANGE TO AGENDA ORDER

The Chairman proposed that, with consent of Members, the item "Community Governance Review" be moved forward on the Agenda and considered before the reports of Committees in view of the attendance at the meeting by members of the public in connection with this item.

RESOLVED:

That item 9 on the Agenda be considered before the reports of Committees.

210. LEADER'S ADDRESS

The Leader of the Council did not make an address to Council.

211. COMMUNITY GOVERNANCE REVIEW – DRAFT RECOMMENDATIONS FOR CONSULTATION

Members received and considered the draft recommendations for changes to parish arrangements in the District following the conclusion of the first stage of public consultation.

The Parish Councils for Brigstock; Denford; Hargrave, Hemington, Luddington and Thurning; Islip; Laxton; Little Addington and Titchmarsh had requested that no changes be made to their current boundaries and/or parish arrangements. Accordingly, no proposals for change had been made for these areas.

Proposals for changes had been made by consultees in respect of five Parish areas and the draft recommendations, together with officer recommendations in respect of three further Parish areas, were submitted for consideration. Each draft recommendation was considered individually.

RESOLVED:

That the following draft recommendations for changes to parish arrangements in the District be approved so that they can be consulted upon during Stage Three of the Community Governance Review.

[Reason: to fulfil the Council's responsibility to undertake a community governance review]

i) **Lutton/Warminginton**

That, subject to the exact boundary being clarified, it be agreed in principle that the old parish of Papeley be transferred from Warminginton to Lutton

ii) **Oundle/Ashton/Barnwell/Glaphorn/Benefield/Stoke Doyle**

No change be made to the current arrangements.

iii) **Raunds/Ringstead**

That the boundary be amended so that it runs along the A45 to the west of Raunds Town Football Club

(Councillor Richard Gell left the meeting having declared an "Other Interest" in the following matters)

iv) **Irthlingborough/Stanwick.Higham Ferrers/Rushden**

a) That Stanwick Lakes be retained within the Irthlingborough parish boundaries, whilst amending the boundary to the south-east of Stanwick Lakes to follow the River Nene navigation and transfer a small part of Stanwick to Irthlingborough (marked [1] on the map attached to the report)

b) That the whole of the Irthlingborough Lakes area be transferred to Irthlingborough (marked [2] on the map attached to the report)

c) That the boundary between Irthlingborough and Higham Ferrers be amended so that the boundary runs along the River Nene navigation in the three areas to the west of the A45, as proposed by Irthlingborough Town Council (marked [3] on the map attached to the report)

d) That Ditchford Lock be retained within the Rushden parish boundaries

v) **Chelveston-cum-Caldecott/Stanwick/Higham Ferrers**

a) That Map 4 Site 1 to be transferred from Stanwick to Chelveston-cum-Caldecott

b) That Map 4 Site 2 to be transferred from Chelveston-cum-Caldecott to Stanwick

- c) That Map 4 Site 3 to be transferred from Higham Ferrers to Chelveston-cum-Caldecott

(Councillor Gell returned to the meeting)

- vi) **Thrapston**

That Thrapston be unwarded for Town Council purposes

- vii) **Higham Ferrers**

That Chichele Close, Hind Stile and Market Square be transferred from Higham Ferrers Lancaster Ward to Higham Ferrers Chichele Ward

- viii) **Rushden**

- a) That 1A Barnwell Drive be transferred from Rushden Sartoris Ward to Rushden Pemberton Ward (to be included in the same ward as the remainder of Barnwell Drive)
- b) That numbers 1 and 3 Ashby Drive be transferred from Rushden Pemberton Ward to Rushden Sartoris Ward (to be included in the same ward as the remainder of the odd numbers in Ashby Drive)
- c) That 233 Avenue Road be transferred from Rushden Hayden Ward to Rushden Bates Ward (to be included in the same ward as the remainder of Avenue Road)
- d) That, having considered the request from Rushden Town Council to ask the Local Government Boundary Commission for England to carry out a review of the district ward arrangements, this Council does not consider that a review is required

- ix) **Islip/Thrapston**

That 9 Sedge Close be transferred from Islip to Thrapston.

212. REPORTS OF COMMITTEES

(a) Planning Policy Committee – 22 July and 16 September 2013

The reports of the above Committee for the meeting held on 22 July 2013, presented by the Vice-Chairman, Councillor Tony Boto, and for the meeting held on 16 September 2013, presented by the Chairman, Councillor David Brackenbury, were received.

(b) Development Control Committee – 24 July, 14 August, 4 September and 25 September 2013

The reports of the above Committee, presented by the Chairman, Councillor Pauline Bradberry, were received.

(c) **Policy and Resources Committee – 29 July, 9 September and 26 September 2013**

The reports of the above Committee, presented by the Chairman, Councillor Richard Lewis, were received

RESOLVED:

That the recommendations in the following minutes be approved:

114 (c) – Minutes of Sub-Committees and Working Parties

9.4 – Capital Programme and Proposed Capital Governance

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).

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).

120 Introduction of knowledge test for hackney carriage and private hire drivers

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.

192 Scrap Metal Dealers Act 2013

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.

(d) Joint Standards Complaints Committee – 18 September 2013

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

RESOLVED:

That the recommendations in the following minutes be approved:

168 Terms of Reference for the Committee be amended:

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

(e) Scrutiny Committee – 23 September 2013

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

The Pemberton Leisure Centre report

The Chairman of the Committee presented a report regarding the review of the Pemberton Centre regeneration project undertaken by the Scrutiny Pemberton Working Party. The Working Party had made a number of recommendations, some of which had already been approved by the Finance Sub-Committee although no changes to the Constitution had been agreed as a result.

It was noted that changes would also be required to the Finance Sub-Committee Terms of Reference to accommodate the proposed changes to the Constitution. However, since other changes had also been highlighted as necessary as a result of a current Internal Audit exercise and further changes to Committee Terms of Reference would be proposed by the Committee Review Working Party (which would report to the November 2013 meeting of the Policy and Resources Committee) these would be submitted to the Council in January 2014.

RESOLVED:

That the following amendments be made to the Council's Constitution:

Changes to Part 4.5 Section 4.7 Capital Programme:

4.7 Preparation of the capital programme

- 4.7.1 The Chief Finance Officer is responsible for ensuring that a capital Programme (to include items in the Development Pool and Approved Capital Programme) is prepared on an annual basis for consideration initially by the Finance Sub-Committee for recommendation to Policy and Resources Committee before submission to the full Council.
- 4.7.2 The Capital Programme shall make appropriate provision for the maintenance and development of the council's key physical assets such as buildings. Consideration should be given during the annual budget setting process as to whether the council should invest some or all of the proceeds from the sale of assets into the future maintenance or enhancement of other assets
- 4.7.3 Only full Council can add items to the Capital Programme. Projects cannot proceed outside of the Approved Capital Programme. In the case of items in the Development Pool these can only be automatically transferred to the Approved capital Programme if inclusion in the Development Pool was agreed by full Council during the annual budget setting process and final estimates are within the budget agreed at that time. Where an item was initially agreed by Finance Sub-Committee for inclusion in the Development Pool full Council agreement to proceed will be required after the final estimates have been received.
- 4.7.4 In setting the annual budget, a feasibility study item should be agreed for desk-top studies or other additional work to be carried out to expand certainty on costing for Development Pool Projects.

5.6 Assets

- 5.6.1 Chief Officers should ensure that records and assets are properly maintained and securely held. The council should establish a prioritised and pro-active asset management plan.
- 5.6.2 Chief Officers should also ensure that contingency plans for the security of assets and continuity of service in the event of disaster or system failure are in place.

(f) Licensing Committee – 2 October 2013

The report of the above Committee, presented by the Chairman, Councillor Glenn Harwood, was received.

213. OTHER REPORTS

(a) From Representatives on Outside Bodies and Champions

No reports were presented.

(b) Licensing Panels

(i) Liquor & Gambling – 7 October 2013

The minutes of the meeting of the Licensing (Liquor & Gambling) Panel held on 7 October 2013 were received.

(ii) Taxi & Miscellaneous – 31 July 2013

The minutes of the meetings of the Licensing (Taxi & Miscellaneous) Panel held on 31 July 2013 were received.

214. MOTIONS

There were no motions.

215. QUESTIONS

There were no questions under Procedure Rule 10.2.

216. PROGRESS REPORT ON THE DELIVERY OF THE CORPORATE PLAN

Members noted the report from the Chief Executive which outlined the progress made to date towards achieving the ambitions set out in the Corporate Plan 2011-15.

RESOLVED:

That the progress made in delivering the Council's Corporate Plan be noted.

(Reason – to ensure that Members are aware of the Council's progress in delivering its Corporate Plan).

217. THRAPSTON MARKET BY-ELECTION RESULT

The Returning Officer submitted a report detailing the result of the by-election held for the vacancy in the Thrapston Market ward on 25 July 2013.

RESOLVED:

That the election of Mr Alex Smith as Councillor for the Thrapston Market ward be noted.

(Reason – in accordance with legislation).

218. CHANGES TO COMMITTEE MEMBERSHIP

The report of the Proper Officer was considered on the need to make changes in Committee membership following the resignation of former councillor Michael Finch and the election of Councillor Alex Smith.

RESOLVED:

That the following appointments to Committees be noted:

Planning Policy Committee – Councillor Alex Smith

Scrutiny Committee – Councillor Alex Smith

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 16 October 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

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

219. MINUTES

The minutes of the meeting held on 25 September 2013 were approved and signed by the Chairman.

220. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Barbara Jenney, Ron Pinnock and Peter Wathen.

221. DELEGATIONS TO HEAD OF PLANNING SERVICES

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, Oundle
EN/10/01428/FUL Raunds Car Wash

RESOLVED:

That the contents of the report be noted.

222. 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 from for an extension in respect of two applications EN/07/00062/OUT (Wharf Road, Higham Ferrers) and EN/12/01368/FUL (Glaphorn Road, Oundle) until 27 November 2013.

The committee considered a further request from the Head of Planning Services within the update report, which was circulated at the meeting, for an extension in respect of EN/12/01614/FUL (Herne Road, Oundle) until 30 November 2013.

RESOLVED:

1. That the report be noted.
2. That an extension until 27 November 2013 be approved in respect of EN/07/00062/OUT and EN/12/01368/FUL.
3. That an extension until 30 November 2013 be approved in respect of EN/12/01614/FUL

223. 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
Wendy Brackenbury	EN/13/01600/NCC	Member of Northamptonshire County Council.		Yes
Andy Mercer	EN/13/01600/NCC	Former Member of the Planning Committee of Northamptonshire County Council.		Yes
Glenn Harwood	EN/13/01390/FUL	Knew a member of the public who had registered to speak at the committee meeting.		Yes

b. Informal Site Visits

Councillors Roger Glithero, Dudley Hughes and Phillip Stearn indicated that they had undertaken an informal site visit in respect of EN/13/01322/VAR (66 East Road, Oundle).

224. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Mr Martin Bagshaw** – 13/01245/OUT – Land between St Christophers Drive and A605 Oundle Bypass, Oundle (Agent for Applicant)
- ii) **Councillor Adrian Dale** – 13/01390/FUL – Garage block accessed between 11 and 12 Hillside, Chelveston (on behalf of Chelveston Parish Council)
- iii) **Mr Simon Dillon (Spire Homes)** – 13/01390/FUL – Garage block accessed between 11 and 12 Hillside, Chelveston (Applicant)

225. 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) 13/01245/OUT – Land between St Christopher’s Drive and A605 Oundle Bypass, Oundle, Northamptonshire (page 273)

The committee considered a report requesting outline planning permission for the erection of up to 95 houses. The application had been submitted to the committee as it was a major proposal.

Members noted that Oundle Town Council had objected to the application and also noted comments made by the Ramblers Association. The committee further noted the officer response to a letter from the applicant’s agent, which was detailed within the update report that was circulated at the meeting.

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

(ii) 13/01322/VAR – 66 East Road, Oundle, Northamptonshire (page 273)

The committee considered a report detailing an application to vary condition 4 of planning permission 12/01051/FUL to allow for the inclusion of an external horticultural goods sales unit.

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

(iii) 13/01390/FUL – Garage Block Assessed between 11 and 12 Hillside, Chelveston, Northamptonshire (page 279)

The application had been referred to the committee as the previous application 10/00820/OUT had been determined by the committee.

The application proposed the demolition of nine existing garages and the erection of two semi-detached houses; along with provision of eight parking spaces, whilst it was intended that access to the garage of a neighbouring property would be retained. Members noted that Chelveston Parish Council had objected to the application.

Members noted further comments from the parish council and the officer commentary within the update report, along with comments from the Conservation Officer, who had recommended additional and amended conditions, and the local highway authority.

The committee **agreed to refuse** the application on the grounds of lack parking re-provision, with the wording of the refusal notice to be agreed by the Head of Planning Services in consultation with the Chairman, Vice-Chairman and Ward Member of the Development Control Committee.

(iv) 13/01409/FUL – The New Inn, 1 High Street, Ringstead, Northamptonshire NN14 4DA (page 279)

The committee considered an application which proposed to convert the vacant public house into two 2 bedroom semi-detached dwellings; and to erect a further two 3 bedroom dwellings and one 4 bedroom dwelling on the adjacent car park. The application had been referred to the committee as it proposed more than 2 dwellings in a limited development village and Ringstead Parish Council had objected to the application.

Members noted that additional objections had been received from local residents, which were summarised within the update report, which was circulated at the meeting, along with proposed amendments to conditions 1 and 5.

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, and the inclusion of an additional condition to secure a demolition and construction management plan.

(v) 13/01418/FUL – 40 West Street, Woodford, Kettering, Northamptonshire NN14 4HZ (page 283)

The committee considered a report detailing an application for the erection of a detached workshop/hobby room to the rear of the property. The application had been brought before the committee as the applicant is an employee of East Northamptonshire Council.

Members noted the update report which indicated that no objections or comments had been received from Woodford Parish Council, Northamptonshire County Council's Archaeology Advisor, North Northants Badger Group or Natural England.

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

(vi) 13/01600/NCC – Willowbrook Industrial Estate, Shelton Road, Corby Northamptonshire (page 284)

The committee considered a report from Northamptonshire County Council detailing an application for the erection of an Advanced Conversion Technology (ACT) and Anaerobic Digestion (AD) facility; comprising an 8-12 MWe pyrolysis plant and a 2-3 MWe digestion facility with an integrated education centre, access, landscaping and associated works. The application had been referred to the committee in accordance with the Scheme of Delegation as part of the development is within the district of East Northamptonshire.

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. Members requested that the response letter should refer to concerns regarding the spreading of waste within East Northamptonshire and also request a meeting with Northamptonshire County Council regarding weight restrictions along Kirby Lane and Gretton Brook Road.

(vii) 13/01627/EXT – Cooks Hole, Thornhaugh, Peterborough (page 284)

The committee considered a variation of Condition C11 (extend operating hours) of planning permission 12/01545/WCMM from Peterborough City Council. The application had been referred to the committee as members had shown interest in the site previously.

The committee agreed to advise Peterborough City Council that East Northamptonshire Council has no objection to the variation, subject to the recommendations detailed within the report. The committee further requested that officers contact Peterborough City Council to establish whether mining activity would take place between 0530 and 0700 hours.

The committee agreed to give delegated authority to officers to respond to a second similar consultation, expected to be received very soon.

226. LOCAL LIST OF INFORMATION REQUIREMENT

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.

Members requested that a link to the Council's Domestic Waste Storage and collection SPD be inserted under Part 2, section 6

RESOLVED:

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

Chairman

**List of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 16 October 2013**

13/01245/OUT

Date received Date valid Overall Expiry Ward
19 July 2013 29 July 2013 28 October 2013 Oundle

Applicant **Persimmon Homes East Midlands - Mr D Kirkland**

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

Location **Land Between St Christopher's Drive And, A605 Oundle Bypass, Oundle, Northamptonshire.**

Proposal **Outline: Residential development of up to 95 houses (all matters reserved)**

Decision **Application Refused**

Conditions/Reasons:

1. The proposal would result in new housing development on unallocated greenfield land outside the settlement boundary of Oundle without adequate justification. The Council is able to demonstrate a deliverable five year housing land supply and as such, the development is contrary to policies 1 and 2 of the Rural North Oundle and Thrapston Plan and the National Planning Policy Framework, which requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

13/01322/VAR

Date received Date valid Overall Expiry Ward
31 July 2013 14 August 2013 13 November 2013 Oundle

Applicant **Farrell And Clark Architects - Mr Ed Griffin**

Location **66 East Road, Oundle, Northamptonshire, .**

Proposal **Variation of Condition 4 (approved plans) of 12/01051/FUL Demolition of existing buildings on site and erection of a Class A1 foodstore, to allow for the inclusion of a small external horticultural goods sales unit**

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

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 net sales floorspace of the supermarket shall not exceed 1400 sq. m of which no more than 209 sq. m shall be used for the sale of comparison goods.
Reason: To define the permission and ensure that any impact on other centres is controlled in line with the NPPF.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order with or without modification) no internal alterations shall be carried out which would result in a) an increase in the total gross floorspace of the development; or b) the subdivision of the unit
Reason: To control the size of the store and ensure that any impact on other centres is controlled in line with the NPPF.

4. The works hereby permitted shall be carried out strictly in accordance with the following approved plans:
174_54A-E01 - Location Plan
174-54A-P04 - Site Plan
P04C - First Floor Plan
P05A - Roof Plan
174-54A-P03 – Elevations
P10D – Elevations
P11B - Elevations
TR8110103/SK04 Rev. H - Proposed Highway Layout
GC.65982.101 - Tree Survey Plan
GC.65982.201A - Soft Landscaping Plan
Landscape Report Rev. A
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

5. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) 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.

6. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall take place until details of all boundary treatment, including the proposed gates to the service yard, shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details, and the boundary treatment shall be in place prior to the first use of the store hereby approved and shall thereafter be retained.
Reason: To ensure that the appearance of the development is satisfactory.

7. The development shall be implemented in accordance with the approved Site Waste Management Plan HSE-BPG-W01-101Rev7 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, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

8. Prior to the commencement of development on site (not inclusive of demolition, removal of hardstanding and vegetation) a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and approved in writing with the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 for the intended use of the land after remediation.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
9. Remediation of the land must be carried out in accordance with the terms of the approved remediation scheme, unless otherwise agreed in writing with the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and agreed in writing with the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately and in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be produced, and agreed in writing with the Local Planning Authority
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
11. Prior to the first use of the store hereby approved an implementation scheme for the approved soft landscape proposals shall be submitted and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with this scheme during the first available planting season or to a timetable to agreed by the Local Planning Authority.
Reason: In the interest of visual amenity.
12. The scheme shall achieve, at the least, the BREEAM rating "very good".
Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

13. Prior to the first use of the store hereby approved a revised Security Risk Assessment Report shall be submitted to and approved by the Local Planning Authority in writing. This revision shall take into account the comments of the Crime Prevention Design Advisor and shall also include the means of security of the vehicular accesses and such details shall include that no means of security, gate or bar shall be able to open over the highway. The approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.
Reason: In the interest of crime prevention and in the interests of highway safety.
14. The rating level of noise emitted from the proposed mechanical services plant and equipment to be installed on the site shall not exceed 30dB (A) at the nearest noise sensitive properties.
Reason: In the interest of residential amenity.
15. Prior to the first operation of the premises a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme and the manufacturer's instructions. 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: In the interest of residential amenity.
16. There shall be no servicing of the building, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the application site, before 06.00 or after 22.00 Mondays to Sundays, Any delivery vehicles which are not able to access the site immediately to load or unload must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading.
Reason: In the interest of residential amenity.
17. Prior to the commencement of any part of the development hereby permitted, a Demolition/Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include and specify the provision to be made for the following:
- i. Overall strategy for managing environmental impacts and control of pollution which arises during demolition and construction;
 - ii. Measures to control the emission of dust and dirt during construction;
 - iii. Control of noise emanating from the site during demolition and construction
 - iv. Hours of demolition/construction work to be limited to between 08:00 - 18:00 Monday to Friday and between 08:00 - 13:00 on Saturdays and no construction work (other than emergency works) on Sundays or Bank Holidays);
 - v. Measures to control light;
 - vi. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and temporary infra-structure within the site;
 - vii. Designation, layout and design of construction access points;
 - viii. Directional Signage (on and off site)
 - ix. Provision for emergency vehicles
 - x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials solely within the site;

- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site;
- xii. Details of measures to prevent mud and other materials migrating onto the highway from construction or demolition vehicles (If this includes wheel washing plant and equipment, the location of this);
- xiii. Storage of plant and materials used in constructing the development within the site;
- xiv. All mechanical plant used on site to be maintained, serviced and operated so as to minimise noise emissions. In particular, earth moving equipment, power generators, pumps and any other plant required to be operated on a continuous basis shall be silenced to the extent necessary to minimise the potential for disturbance of local residents;
- xv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xvi. All loaded lorries leaving the site to be securely and effectively sheeted;
- xvii. Piling;
- xviii. Site contact details. The approved Demolition/Construction Management Plan shall be adhered to throughout the demolition and construction period and the approved measures shall be retained for the duration of the construction works.

Reasons: To ensure the amenity of any neighbouring premises is protected from noise, dust and vibration. In order that the proposed construction operations do not prejudice highway safety nor cause inconvenience to other highway users. To ensure that construction traffic is directed along routes which are satisfactory and which minimise the impact of construction on others

18. Prior to the first use of the store hereby approved, a scheme detailing the provision and maintenance of external lighting, which shall include light level calculations in designated areas rather than the overall areas, switching/dimming and uniformity details, shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.

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

19. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted Ecological Appraisal dated September 2011 and the Bat Survey Report dated 3 October 2011 and received by the local planning authority on 26 June 2012.

Reason: In the interests of ecology and biodiversity

20. Prior to the first opening of the store, a Service Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with this plan in perpetuity

Reason: In the interest of amenity

21. The store hereby approved shall not operate until the off-site highway works shown in principle on drawings TR8110103/SK04 Rev. H and TR8110103/SK10 have been completed together with the parking, access and servicing arrangements shown on the approved plans.

Reason: In the interest of highway safety.

22. No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall commence until a surface water drainage scheme for the site (including implementation, ownership and maintenance thereof), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to

the first use of the store hereby approved. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. It shall include surface water design with detailed calculations to illustrate that discharge will be no greater than 5l/s and that sufficient storage has been provided, consideration of the possibility that the design for surface water may fail and as such a backup plan shall be designed, overland floodwater should be routed away from vulnerable areas. 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".

Reason: To prevent the increased risk of flooding both on and off the site.

23. At least 10% of the energy supply of the development shall be secured from decentralised and/or renewable or low-carbon energy sources (as described in the statement). No development (other than the demolition, clearance of buildings and any reclamation and remediation of the site) shall take place until a timetable of how this is to be achieved, including details of physical works on site, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

24. No infiltration of surface water drainage into the ground 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.

25. Development shall proceed in accordance with the provisions of the submitted Travel Plan prepared by Glanville, dated 22 June 2012.

Reason: In the interest of sustainable transport and highway safety

26. Prior to the commencement of the development hereby permitted (not including demolition, removal of hardstanding and vegetation) a scheme and programme for the monitoring of on-street car parking on East Road, North Street and Blackpot Lane at dates before the supermarket has opened for business and approximately six months and twelve months after the supermarket has opened for business shall be submitted to and approved in writing by the Local Planning Authority. The monitoring shall be carried out in accordance with the agreed scheme and programme. In the event that the monitoring identifies problems caused by staff employed at the development parking on-street, then appropriate strategies to encourage staff to travel to work by means other than sole-occupancy private car or to park elsewhere shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the agreed strategies.

Reason: In the interests of highway safety and convenience.

27. Deliveries to the new food store by heavy goods vehicle are to be made from the A605 via A427 Station Road. No deliveries by heavy goods vehicle are to be made via Oundle Town Centre.

Reason: In the interest of highway safety.

28. All surface water from parking and manoeuvring areas shall be passed through a petrol interceptor prior to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturer's guidelines.
Reason: To prevent pollution to the water environment.

13/01390/FUL

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 **Overtuned**

Conditions/Reasons: On the grounds of lack of parking re-provision. Wording to be agreed by Chairman, Vice-Chairman and Councillor Harwood

13/01409/FUL

Date received Date valid Overall Expiry Ward
13 August 2013 23 August 2013 18 October 2013 Thrapston Market

Applicant **Eaglescourt Developments - Mr M Johnson**

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

Location **The New Inn, 1 High Street, Ringstead, Northamptonshire.**

Proposal **Change of use of former public house to provide 2 No. two-bedroomed semi-detached dwellings and residential development on former public house garden to provide three 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: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).
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
Location Plan 1:1250	13 th August 2013
Topographical Survey – 1400-1	13 th August 2013
Measured Building Survey – 1400/2	13 th August 2013
Site Plan - 100	13 th August 2013
New Build – Plans and Elevations – 101 Rev.B	2 nd October 2013
Conversion – Plans and Elevations - 102	13 th 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 approve

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 4 hereby permitted, the bathroom window at first floor level to the north facing elevation (facing No.6) of the dwelling on Plot 4 hereby approved 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. 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.

7. Notwithstanding the submitted details, no development shall commence until details to show the slab levels of the dwellings 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.

8. Prior to first occupation of the dwellings on Plots 4-5 hereby permitted, the shared vehicular access shall be 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.
9. Prior to first use or occupation of the dwellings on Plots 1-3 hereby permitted, the individual access points shall be of a minimum width of 3.0m and shall be paved with a hard bound surface for the first 5m from the highway boundary 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.
10. Prior of first occupation of the development hereby permitted, pedestrian visibility splays of at least 2.4m x 2.4m shall be provided on both sides of the vehicular access points. 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 level.
Reason: In the interest of highway safety.
11. The front face of the car ports shall remain at all times, clear of any door, barrier, bar, gate or other such means of enclosure.
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 material 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 shall be submitted to and approved in writing by the Local planning Authority. 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. 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.

17. 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.
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 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.
19. 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.
20. 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 with the local planning authority.
Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.
21. 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.
22. Prior to the commencement of any part of the development hereby permitted, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Demolition and Construction Management Plan shall include and specify the provision to be made for the following:
 - a) Overall strategy for managing environmental impacts which arise during demolition and construction;
 - b) Measures to control the emission of dust and dirt during demolition and construction

- c). Control of noise emanating from the site during the demolition and construction periods;
- d). Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- e) Designation, layout and design of construction access and egress points;
- f) Directional signage (on and off site);
- g) Provision for emergency vehicles;
- h) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- i) Details of measures to prevent mud and other such material migrating onto the highway from vehicles leaving the site;
- j) and other similar debris on the adjacent public highways;
- k) Routing agreement for construction traffic.
- l) Storage of plant and materials used in constructing the development;

The approved Demolition and Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

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

13/01418/FUL

Date received	Date valid	Overall Expiry	Ward
16 August 2013	5 September 2013	31 October 2013	Woodford

Applicant **Mr Malcom Hackney**

Location **40 West Street, Woodford, Kettering, Northamptonshire.**

Proposal **Detached workshop/hobby room**

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 as per the submitted drawings, drawing titles: 'Elevations' and 'Site Plan', received by the Local Planning Authority on 5 September 2013.
Reason: To achieve a satisfactory appearance for the development.
3. The development the subject of this planning permission shall be carried out using materials matching the existing dwelling for the roof and front elevation and painted block for the rear and side elevations.
Reason: In the interests of visual amenity.

4. The development hereby permitted shall be used for domestic purposes, only ancillary to the occupation of the single family dwelling within the curtilage of which it is located.
Reason: In order to clarify the terms of this planning permission.

13/01600/NCC

Date received Date valid Overall Expiry Ward
23 September 2013 23 September 2013 14 October 2013

Applicant **C/o Agent**

Agent **Northamptonshire County Council - Mark Laurenson**

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

Proposal **Erection of an Advanced Conversion Technology (ACT) and Anaerobic Digestion (AD) Facility comprising of an 8 - 12 MWe pyrolysis plant and a 2 - 3 MWe digestion facility with an integrated education centre, access, landscaping and associated works**

Decision **No objection**

Response letter to include:

- A note re concerns about spreading within East Northants
- A request to NCC for a meeting about weight restriction along Kirby Lane and Gretton Brook Road

Awaiting letter to be drafted by case officer.

13/01627/EXT

Date received Date valid Overall Expiry Ward
26 September 2013 26 September 2013 17 October 2013

Applicant **Mick George Ltd**

Agent **Peterborough City Council**

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

Proposal **Variation of condition C11 (extend operating hours) of planning permission 12/01545/WCMM - Extension of quarry area for the winning and working of minerals (limestone, sand and ironstone) | Cooks Hole Leicester Road Thornhaugh Peterborough PE8 6NL Consultation on without compliance (mineral/waste) for more efficient onsite operations - no development**

Decision **No objection**

Officer to query with PCC whether mining activities will take place between 5.30 – 7.00 am
Cllr Glithero to be informed of details. Awaiting letter to be drafted by case officer.

PLANNING POLICY COMMITTEE

Date: 21 October 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: **David Brackenbury (Chairman)**
Tony Boto (Vice-Chairman)

Peter Baden	Gill Mercer
Glenn Harwood MBE	Bob Nightingale
Sylvia Hobbs	Steven North
Marian Hollomon	Jeremy Taylor
Sylvia Hughes	Jake Vowles
David Jenney	

226. MINUTES

With reference to Minute 161 (iii), it was noted that Councillor Glenn Harwood had declined the invitation to be appointed to the Energy SPD Working Party due to other commitments. Subject to the agreement of the Committee, Councillor Sylvia Hobbs had been nominated to replace Councillor Harwood. Councillor Hobbs' appointment to the Working Party was confirmed.

The minutes of the meeting held on 16 September 2013 were approved and signed by the Chairman.

227. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Alex Smith who had been appointed as a member of the Committee at the Council meeting held on 14 October 2013.

228. DECLARATIONS OF INTEREST

Councillor	Item	Nature of Interest	DPI	Other Interest
Glenn Harwood	Barnwell and Chelveston cum Caldecott Application for Designation of Neighbourhood Area	Member of Chelveston cum Caldecott Parish Council		Yes

229. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

230. ISLIP CONSERVATION AREA REVIEW

Further to the Committee's approval for public consultation to be carried out on proposals to designate Islip a conservation area (Minute 52 refers), the Senior Conservation Officer presented a report on the consultations undertaken and the responses received.

RESOLVED:

That the Islip Conservation Area be designated in accordance with the proposal set out in the report.

(Reason - To accord with legislation)

231. 2013 ANNUAL MONITORING REPORT – CALCULATING A FIVE YEAR HOUSING LAND SUPPLY FOR THE DISTRICT

The Senior Planning Policy Officer presented a report concerning the Council's five year housing supply. It was noted that for several years national planning policy had included a requirement that local planning authorities were required to identify sufficient specific deliverable sites to deliver housing for a period of five years.

The report focussed on assessing the five year housing land supply against the adopted Core Spatial Strategy target and trajectories.

The Committee noted a letter from John Martin Associates, Planning Consultants, regarding the methodology for calculating the five year land supply. Members expressed the view that it was appropriate for the Council to adopt the "Liverpool" approach to calculating the land supply as set out in the report.

The Committee reviewed a schedule of sites for inclusion in the five year housing supply calculation and noted that some of the data would require revision before the schedule was finalised.

RESOLVED:

- i) That the five year housing land supply calculations against the adopted CSS targets of 5.82 years, applying the 'Liverpool approach' and a 5% buffer, be noted.
- ii) That subject to the document being proofed and checked for accuracy, the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2013 Annual Monitoring Report be endorsed.

(Reason: To provide a robust housing land supply position on which to base planning decisions).

232. NORTHAMPTONSHIRE MINERALS AND WASTE LOCAL PLAN: FINAL DRAFT PLAN – PRE-SUBMISSION PLAN CONSULTATION RESPONSE

The Senior Planning Policy Officer presented a report seeking a formal East Northamptonshire Council response in respect of a consultation regarding the "Northamptonshire Minerals and Waste Local Plan: Final Draft Plan"; currently being undertaken by the minerals and waste planning authority (Northamptonshire County Council)

Members noted the proposed mineral extraction at Ringstead which totalled 2.1 million tonnes and the impact this would have on the local community.

RESOLVED:

That the representations set out in Appendix 2 of the report regarding policies 1, 11, 18 and 21 of the Northamptonshire Minerals and Waste Local Plan: Final Draft Plan be endorsed as this Council's response to the consultations.

(Reason – to provide a formal Council response to the County Council's Minerals and Waste Local Plan: Final Draft Plan that is currently out for consultation)

233. NORTHAMPTONSHIRE TRANSPORTATION PLAN: PHASE TWO STRATEGY CONSULTATION

The Planning Policy and Conservation Manager presented a report on the Northamptonshire Transportation Plan: Fit for Purpose which was a strategic document setting out the aims and goals for transportation in Northamptonshire. That Plan formed part of a suite of documents that included a number of strategies giving more detail about the policies and vision for specific transport themes and areas. The first phase of strategies had been adopted in December 2012.

Consultation was now taking place on the second phase of strategies covering Highway Development Management Strategy; Majors Roads Strategy; Road Freight Strategy; and Road Safety Strategy. In reviewing the documents for consultation members expressed general discontent with the coverage of East Northamptonshire issues which they felt was flawed and did not adequately reflect the transportation needs of the District and asked that this be conveyed in the consultation response.

RESOLVED:

That a response to the consultations be made to incorporate the issues set out in Appendix 1 to these minutes.

(Reason – to provide transportation strategies for Northamptonshire)

234. BARNWELL AND CHELVESTON CUM CALDECOTT: APPLICATIONS FOR DESIGNATION OF NEIGHBOURHOOD AREAS

The Senior Planning Policy Officer reported that two applications to designate Neighbourhood Areas had been received from Barnwell and Chelveston cum Caldecott Parish Councils. Details of the proposed Neighbourhood Areas were considered and it was

RESOLVED:

That consultation be commenced on the proposed Barnwell and Chelveston cum Caldecott Neighbourhood areas set out in the report.

(Reason – to enable work to commence on the two Neighbourhood Plans)

235. RUSHDEN EAST MASTERPLANNING

The Head of Planning Services presented a report outlining strategic planning initiatives for Rushden. Rushden was proposed as a growth town in the emerging review of the North Northamptonshire Core Spatial Strategy and Rushden East proposed as a Sustainable Urban Extension. Other initiatives were also taking place in Rushden, such as the Town Council commencing work on a Neighbourhood Plan.

On 2 October 2013, Rushden Town Councillors and Rushden Members of East Northamptonshire Council had attended a Masterplanning day, organised by East Northamptonshire Council to consider the future of Rushden, and in particular Rushden East.

The aim of the masterplanning project was to prepare a vision and framework for the area, followed by more detailed masterplanning. This work could then feed into the core strategy review, East Northamptonshire Council plans and also link into the Neighbourhood Plan work. It was therefore proposed to establish a Rushden East Project Board to progress and complete the project.

RESOLVED:

- i) That the report be noted.
- ii) That the four District Councillors on the Committee representing Rushden Wards (Councillors Marion Hollomon, David Jenney, Gill Mercer and Steven North) and the Chairman of the Committee (Councillor David Brackenbury) be appointed to the Rushden East Project Board which would also include two Town Councillors and one County Councillor and those bodies be invited to nominate representatives to the Project Board..

(Reason – to make progress on masterplanning for Rushden East)

236. ENERGY SPD

The Planning Policy and Conservation Manager informed the Committee that it was intended to submit the Consultation Draft SPD to the March 2014 Planning Policy Committee at the latest to consider the draft SPD for a six week consultation period followed by approval of the final SPD document.

Chairman

Northamptonshire Transportation Plan: Phase Two Strategy Consultation response.

General comments

All four strategies are welcomed. However, all documents need to refer to what timescale period they aim to cover, as this is not specified or explained (having spoken to Northamptonshire County Council, they have advised that there are no time limits to these strategies, but they are intended to act as documents that can be updated as and when required). This therefore needs to be explained in the introduction sections. It should also be noted that there are a series of typos throughout each document, which will need amending before final documents are published. The proposed response below does not focus on those errors.

The Strategies are flawed in respect of the East Northamptonshire District and do not adequately reflect the transportation needs of the District.

Highway Development Management Strategy

The Policies within the Strategy are generally supported; however the wording on Community Infrastructure Levy needs re-phrasing (**page 23**). This currently reads as if CIL will definitely be implemented throughout the County, however individual local authorities can decide whether CIL is appropriate for their area or not. Some areas may therefore decide not to implement CIL. With reference to CIL, mention should also be made to the County Council needing to work closely with parishes etc, who will be receiving either 15 or 25% of CIL funds, if development relating to CIL occurs in their area, depending on whether they have a Neighbourhood Plan in place (25%) or not (15%). The impact of CIL has not been taken into account sufficiently within the document.

Joint Working

There is some concern that the document does not appear to reflect a 'development team' approach, as advocated by Manual for Streets (MfS). A team approach is the preferred approach, and separate advice to applicants outside of this approach should be avoided. It is recommended that this be set out explicitly in the document.

Objectives

The stated objectives do not appear to holistically take account of sustainable development principles, which include connecting layouts and places, and creating and enhancing distinctive and characterful places. Policy DM1 in particular, does not reflect the importance of the layout, nor does it adequately reflect the user hierarchy with pedestrians and cyclists being prioritised.

Site Layout Principles

If layout principles are to be incorporated in such a document, it is considered that they should be looked at holistically (strategically), including connecting layouts to their surroundings, putting pedestrians and cyclists at the top of the user hierarchy, and designing carriageways around development blocks and built form.

It is felt that it is confusing for the proposed detailed principles to be included in a strategic document. Furthermore it is considered that 'layout' should be considered in the round, and a set of rigid rules loses sight of the need to create distinctive places.

Some of the specific principles contradict the content of MfS, for example 'junction spacing', and others don't appear to take account of variable conditions of different types of streets. For example, the principles for carriageway widths should highlight the pros and cons of different carriageway widths, including for example, impact on traffic speeds.

Quality Audits and Design Codes

Quality Audits are advocated by MfS to demonstrate that non standard highways solutions would work in a given scheme. It is suggested that these should be encouraged by this document. Furthermore, Design Codes set out a detailed design framework for large scale development. It is recommended that these should be encouraged by this document.

Daughter Documents

Page 9 Rushden is a designated growth town in the North Northamptonshire Joint Core Strategy Review (August 2012 Consultation on the Emerging Plan) and there should be a Town Strategy for Rushden.

Highway Development Management in Northamptonshire

Page 14 – no reference is made to the Urban Structures Study undertaken in North Northamptonshire.

Modal Shift

Page 19 Policy 2 The Strategy should recognise that different targets for urban and rural areas need to be applied and that the targets proposed cannot be achieved in rural areas where there are limited transport options.

Swept Path Analysis

Page 26 Support minimum carriageway widths of 5.5m, but footpaths specifications should require a minimum width of 2 metres, not 1.8 metres.

Landscaping

Page 27 Policy DM13 – this policy should specify a time period for developers to meet the costs of planting schemes (maintenance period). NCC should refer to the joint ENC/WBC Trees and Landscape SPD (adopted Feb/June 2013 respectively).

SuDs

Page 29 Support the forthcoming guidance on SuDs.

Major Roads Strategy

Page 26, A45 Improvements

The Highways Agency review of A45/A6 Chown's Mill is strongly supported. Chown's Mill is a major congestion problem, which this Strategy also acknowledges and which this Council supports.

Strengthen responses to support dualling of A45 and improvements to Chown's Mill roundabout

Consideration needs to be given to providing a roundabout at Barnwell.

Page 26, Stanwick – Thrapston Dualling

Dualling of the A45 between Stanwick and Thrapston (A14) is also a major issue, as this too causes congestion, particularly at peak times. This is not only an issue impacting local people, but impacts upon those travelling beyond the District, for example freight transport linking between the M1, A14 and A1 which is likely to grow given emphasis on logistics industry in Northamptonshire generally. Title “Possible future schemes” needs to be replaced with a more positive title.

Page 42, A605

Needs reference to the Rushden East proposed development and increases in traffic associated with this which will impact the A605.

Page 44, A6116

With current expansion plans at Corby, including Eurohub, it is anticipated that the A6116 will increasingly be used by freight traffic to/from the A14, which will continue to be an issue for this road.

Road Freight Strategy

General point – the Freight Strategy should also refer to the A1, which is an important freight route, adjacent to the County.

Page 34, Lorry Parking – new parking areas may also relate to Highways Agency’ roads, such as parking facilities linked to the A14 or A45, reference therefore needs to be made to involving the Highways Agency in developing proposals etc.

Road Safety Strategy

General point – all policy wording should be written in full, rather than using abbreviations e.g. page 39 Policy 3 “. SRTS study....”

Appendix 4 does not show the B645 Rushden/Kimbolton as a red route for motorcycles, or the A605 red route.

POLICY & RESOURCES COMMITTEE

Date: 4 November 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:-

Richard Lewis	(Chairman)
Steven North	(Leader of the Council)
Glenn Harwood MBE	(Deputy Leader of the Council)

Peter Baden	Marika Hillson
David Brackenbury	Sue Homer
Wendy Brackenbury	Andy Mercer
John Farrar	Rupert Reichhold
Roger Glithero JP	Jeremy Taylor

237. MINUTES

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

238. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Glenvil Greenwood-Smith and Dudley Hughes JP.

239. 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
Wendy Brackenbury and Sue Homer Sue Homer	9 – Children and Families Early Help and Prevention Strategy 2013 – 2016 11 – Recommendations of the Committee Review Working Party	Members of Northamptonshire County Council's Adoption Panel Currently a Member Champion in receipt of a Special Responsibility Allowances	Yes	Yes
John Farrar	12 – Removal of Clawback Liability – Westonville Garages Site, Collyweston	Chairman of Spire Homes	Yes	

240. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

241. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES

a. Welfare Reform Sub-Committee – 10 October 2013

The minutes of the meeting of Welfare Reform Sub-Committee held on 10 October 2013 were received and approved.

b. Personnel Sub-Committee – 14 October 2013

The minutes of the meeting held on 14 October 2013 were received (see pages 298 to 301) and the recommendation within minute 7.1 was considered.

R.6 RESOLVED TO RECOMMEND:

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

Minute 7.1 – SP 22: Employment of the Head of the Joint Planning Unit

That the Chief Executive, in consultation with the Chairman of the Personnel Sub-Committee and the Leader of the Council, be authorised to sign the revised Memorandum of Understanding for the JPU.

(c) Waste and Recycling Working Party – 21 October 2013

The minutes of the meeting of Waste and Recycling Working Party held on 21 October 2013 were received and approved, subject to the removal of the agenda planning timetable detailed at the end of the minutes.

242. BENEFITS COUNTER FRAUD STRATEGY

The committee considered a report which sought approval of the revised Benefits Counter Fraud Strategy.

It was noted that the strategy was a “living document” and had been amended annually since 1999 to reflect new developments and experience gained in countering benefit fraud. The revised document included changes to Administrative Penalties, Penalties for Council Tax Support, Loss of Benefits and the new Covert Surveillance Policy. A number of minor alterations were also made to the text of the document to make it clearer and more concise.

RESOLVED:

That the revised Benefits Counter Fraud Strategy be approved and adopted.

243. ENVIRONMENTAL SERVICES ENFORCEMENT POLICY REVIEW

The Head of Environmental Services requested that Members defer consideration of this item to allow for the preparation of a further report.

RESOLVED:

That consideration of the Environmental Services Enforcement Policy Review be deferred to a future meeting.

244. INTRODUCTION OF BOAT LICENSING

The committee received a report from the Health Protection Manager which requested consideration of the introduction of a boat licensing scheme across East Northamptonshire.

The Public Health Acts Amendment Act 1907 empowers local authorities to grant licences for pleasure boats and pleasure vessels to be let for hire or used for carrying up to twelve passengers. However, this does not apply to river and canals operated by the Canals and Rivers Trust, which does not cover any waterway in East Northamptonshire. The key aim of licensing would be to ensure that all boats hired to the public are safe and that everyone operating a boat hire business complied with the same safety standards. The legislation governing boat licensing required adoption prior to the council being able to implement a licensing scheme.

Some concerns were raised regarding the additional administrative and financial burden that the proposed scheme would place upon boat operators. However, it was noted that consultation responses from local businesses operating in the area were broadly supportive of the introduction of a licensing system as it would require all companies to comply with the same exacting safety standards, which could be used as a marketing tool to demonstrate high standards.

The committee noted that a further report would be presented to outline the proposed licensing scheme, which would be subject to full consultation.

RESOLVED:

1. That the boat licensing provisions of the Public Health Acts Amendment Act 1907 be adopted.
2. That the introduction of a boat licensing scheme for prescribed waterways in East Northamptonshire be approved.

245. CHILDREN AND FAMILIES EARLY HELP AND PREVENTION STRATEGY 2013 - 2016

The committee received a report from the Community Partnerships Manager which sought consideration and approval of the Children and Families Early Help and Prevention Strategy 2013 to 2016.

It was reported that Northamptonshire County Council had re-examined the way in which it provides a wide range of services for children, young people and their families in the light of present and anticipated budget constraints. Part of the review had involved developing a framework to manage demand for higher-cost specialist services. Key to this is assessing

the needs of children and their families, so early intervention can prevent them from escalating through the tiers of need and on to high-cost specialist services.

The “Northamptonshire Thresholds and Pathways – Early Help, Prevention and Statutory Services for Children and Families” has been developed by the Northamptonshire Children and Young People’s Partnership, of which East Northamptonshire Council is a partner. To guide this authority’s approach and response, the Children and Families Early Help and Prevention Strategy had been developed to sit alongside the Safeguarding Children and Young People Policy and Procedure, which was approved at the previous committee meeting (minute 191 refers).

The document was designed to provide a clear and consistent guide to the levels of need and related thresholds that apply across the county in relation to children, young people and families, and its aim was to ensure consistent approaches, use of terminology and practice across all agencies that work with children, young people and families.

RESOLVED:

That the Children and Families Early Help and Prevention Strategy be approved.

246. FILMING AND WEBCASTING OF COUNCIL AND COMMITTEE MEETINGS

The committee received a report which presented options for the council to record and/or webcast its meetings to accord with increased expectations for transparency of council and committee meetings.

The report referred to the expectations of the Secretary of State for Communities and Local Government in relation to the desirability of the press and public being able to film and broadcast council meetings. It also referred to a number of incidents at other local authorities where refusal to allow filming had led to negative media coverage. It was noted at the Committee that the government intended to introduce a requirement to allow filming, blogging and tweeting at all council meetings via the Local Audit and Accountability Bill.

The committee then considered a variety of options for webcasting council and committee meetings, which set out the advantages and disadvantages in respect of live webcasting, recording via an existing camera for subsequent editing and posting on the council website, recording via an existing camera for internal record keeping and continuing with the present practice of not recording meetings.

RESOLVED:

That the introduction of internal recording only of meetings held in the council chamber be approved.

R.7 RESOLVED TO RECOMMEND:

That the authority be delegated to the Monitoring Officer to amend the Media Protocol and Part 4.2 of the Constitution in accordance with section 2.1.3 of the report to recognise the emerging demand for public filming at meetings, with details of the necessary changes reported to Council.

247. COMMITTEE REVIEW WORKING PARTY – REPORT AND RECOMMENDATIONS

(Councillor Sue Homer left the meeting during consideration of this item.)

The committee received a report from the Executive Director which detailed the discussions and proposals for constitutional changes arising from the Committee Review Working Party.

The recommendations of the working party were, in summary:

- The abolition of Member Champion roles
- Health and Safety be added to the terms of reference of Personnel Sub-Committee
- Young People and Older People be added to the equalities remit of the Scrutiny Committee
- The establishment of a Governance and Audit Committee, consisting of seven members, with audit, governance and risk being formally separated from the Scrutiny Committee remit
- The creation of a Member Working Party, drawn from Council, to develop the Member Induction Programme for 2015

It was noted that the proposals of the working party, if adopted, would require changes to the Members' Allowances Scheme, which would need to be considered by an Independent Remuneration Panel to make recommendations to the Council for amendments to the existing scheme.

RESOLVED:

1. That the Equalities Impact Assessment, as amended, be noted.
2. That the Monitoring Officer be authorised to prepare a report for Council on 13 January 2014 detailing the proposals, together with the necessary amendments to the Constitution.

R.8 RESOLVED TO RECOMMEND

That the Council appoint to a Member Working Party to develop the Member Induction Programme 2015.

248. 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 paragraphs 1 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

249. REMOVAL OF CLAWBACK LIABILITY – WESTONVILLE GARAGES SITE, COLLYWESTON

(Councillor John Farrar left the meeting during consideration of this item.)

The committee received a report which sought approval for the release of a future clawback provision of a garage site at Westonville, Collyweston, on its sale.

The report set out the implications of each available option following the approach from a social landlord to sell the site.

RESOLVED:

That the liability in respect of the site at Westonville, Collyweston be released and the maximum clawback be sought from the sale.

250. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group – 4 October 2013

The minutes of the Leisure Contracts Working Group held on 4 October 2013 were received.

Chairman



Welfare Reform Sub-Committee

Minutes of a meeting held on Thursday 10 October 2013 at 2.00pm, The Kasen Room,
East Northamptonshire House, Thrapston

Present:

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

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

1.0 MINUTES

1.1 The minutes of the meeting held on 8 August 2013 were approved as a correct record and signed by the Chairman.

2.0 APOLOGIES FOR ABSENCE

2.1 Apologies for absence were received from Councillors John Farrer and Jeremy Taylor and from Glenn Hammons (Chief Finance Officer) and Kelly Watson (Finance Manager).

3.0 DECLARATIONS OF INTEREST

3.1 The following declaration of interest was made:

Councillor	Item	Nature of Interest	DPI	Other Interest
Richard Lewis	Council Tax Support Scheme	Relative affected by empty property element of scheme		Yes

4.0 QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

4.1 No questions under Procedure Rule 10.3 had been received.

5.0 COUNCIL TAX SUPPORT SCHEME

- 5.1 The Sub-Committee considered the report of the Head of Customer and Community Services setting out the options for a local Council Tax Support (CTS) scheme for 2014/15 prior to public consultation on the scheme proposed.
- 5.2 The position relating to Government funding of CTS was outlined and it was noted that there had been no indication given that transitional funding would be continued in 2014/15. In the current financial year, the Council had received £109,654 for CTS. A Government statement of intent had indicated that protection for pensioners in uprating would be provided in 2014/15.
- 5.3 The impact of the anticipated grant reduction of £575,000 in 2014/15 on ENC and other precepting authorities within the District was reported and the Executive Director and Finance Manager had met with representatives of Parish Councils earlier in the week to explain the impact on Parish Councils. There had been significant reduction in the Council Tax Base (CTB) for 2013/14 and the CTB would remain at a similar level for 2014/15 and subject to minor variations only.
- 5.4 Financial modelling on the options for a CTS scheme for 2014/15 had been undertaken and the profiling was reported based on data up to August 2013. The options outlined ranged from the current 91.5% reduction to an 80% reduction.
- 5.5 Further to the report considered at the previous meeting setting out the impacts of the 2013/14 CTS scheme, the Sub-Committee considered the anticipated impacts of a scheme for 2014/15 and noted the measures taken to provide appropriate advice and support, and to encourage payment, from those affected by the CTS scheme.
- 5.6 At its previous meeting, the Sub-Committee had considered the issue of tenancy overlaps which resulted in tenants moving to a smaller property due to “under-occupancy” rules having an additional Council Tax bill for the overlap period for their new home. This additional bill could be greater than the annual Council Tax bill for their main home. The Sub-Committee considered the establishment of a discretionary fund of £10,000 to support tenants in this situation for a period of up to four weeks.
- 5.7 As the establishment of such a fund was at this Council’s discretion, the financial implications of up to £10,000 would need to be borne by ENC and it was unlikely that this could be pooled with other Authorities in the County, although if there was an opportunity to do so, it would be explored.
- 5.8 The Benefits Manager informed the Sub-Committee that Corby Borough Council would introduce an 8.5% liability reduction scheme in 2014/15 irrespective of whether it would receive any transitional grant. Both Daventry District Council and South Northamptonshire Council would also adopt an 8.5% liability reduction scheme. Kettering Borough Council had adopted a 15% liability reduction scheme and Northampton Borough Council a 12.5% liability reduction scheme. The Borough Council of Wellingborough was consulting on a 20% liability reduction scheme.
- 5.9 Councillor Steven North reminded the Sub-Committee of this Council’s intent for its CTS scheme to be self-financing and the Sub-Committee noted the projected income from Council Tax empty property charges for 2014/15 which could be used to offset the loss of Council Tax grant.

RESOLVED:

- i) That consultation on a new Council Tax Support scheme for 2014/15 based on a Council Tax liability of 87.5% as the preferred option be approved.
- ii) That a discretionary fund of up to £10,000 be held to cover Council Tax costs where there is an overlapping tenancy for up to four weeks.
- iii) That the Sub-Committee meet at the end of November 2013 to consider the consultation responses and recommend a Council Tax Support scheme for 2014/15 to the Council meeting to be held on 13 January 2014.

(Reason – to deliver a Council Tax Support scheme for 2014/15 that meets all statutory requirements)

Chairman



Personnel Sub-Committee

Minutes of a meeting held on 14 October 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

1.0 MINUTES

- 1.1 The minutes of the meeting held on 24 September 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
Sharn Matthews	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 STAFF MANAGEMENT POLICY

- 5.1 The Human Resources Manager presented a report concerning the adoption of a revised Staff Management 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 staff management. The proposed policy had been drafted following an amalgamation and review of ten existing policies, codes and guidance.
- 5.2 The proposed policy had been subject to consultation with staff and UNISON and had been approved by the Corporate Management Team.
- 5.3 The Human Resources Manager drew attention to paragraph 23.17 of the policy which provided for cases to be referred directly to the third level hearing stage of the capability procedure where the criteria set out in that part of the policy were met. This could apply, for instance, in cases where there was gross incompetency but where no malice was evident.
- 5.4 It was noted that Disclosure and Barring Service (DBS) checks were required for specified roles within the Council and this would be reflected in the Recruitment and Training policy which had yet to be considered by the Sub-Committee. Whilst the four HR policies would each be cross-referenced once completed, Members were of the view that the Staff Management Policy should include appropriate references to the required DBS checks at the stage of the policy being adopted.
- 5.5 The policy would be reviewed every three years following its adoption, although this was a maximum period and reviews were likely to take place more frequently as the need arose.

RESOLVED:

That subject to appropriate cross-references to the need for Disclosure and Barring Service checks being required for specified posts and the necessary formatting amendments being made, the Staff Management Policy be approved

6.0 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.

7.0 SP 22: EMPLOYMENT OF THE HEAD OF THE JOINT PLANNING UNIT

- 7.1 Further to the report considered by the Sub-Committee in April 2013, the Executive Director reported on the current position in relation to the above post.

RESOLVED:

- i) That authority be given to the Chief Executive, in consultation with the Chairman of the Personnel Sub-Committee and the Leader of the Council, to accept the transfer of the employment contract for the Head of the JPU to ENC on the basis of an existing contract with NNDC which specifies ENC's Terms and Conditions and payment as a Scale 10 post and provided the current post-holder agrees to the transfer on those terms.

RESOLVED TO RECOMMEND:

- i) That the Chief Executive, in consultation with the Chairman of the Personnel Sub-Committee and the Leader of the Council, be authorised to sign the revised Memorandum of Understanding for the JPU.

(Reason: to provide a better employment arrangement for the Head of the JPU while ensuring that the Council is not exposed to any increased financial or non-financial risks as a result)

8.0 HEAD OF ICT SERVICES

- 8.1 The Chief Executive presented a report advising Members of the departure in January 2014 of the Head of ICT Services and the arrangements being made to recruit a replacement.

RESOLVED:

- i) That the departure of the Head of ICT, the options for dealing with the vacancy and the reasons for deciding to fill the post; be noted and
- ii) That three members of the Personnel Sub-Committee be appointed to the Appointment Panel once the date of the meeting of the Appointment Panel is determined, along with 2 Members from the Borough Council of Wellingborough, with an ENC Councillor to be appointed as the Chairman of the Panel.

(Reason – to ensure that service delivery by ICT can be maintained and that the partnership arrangements with BCW are applied)

9.0 UPDATE ON STAFF PROPOSAL SP27

- 9.1 The Head of Resources and Organisational Development presented a report outlining the proposed establishment of a team to undertake business process reviews and provide support for corporate initiatives designed to improve efficiency and customer service and to reduce costs.
- 9.2 Members considered the options available for establishing a team to carry out these functions, how it might operate and work jointly with other parts of the Council to achieve results.

RESOLVED:

- i) That the report be noted, including that the cost of the new team will be met from existing budgets.
- ii) That the setting up of a new team to undertake robust business process reviews and lead on or support other corporate initiatives designed to improve efficiency and customer service and reduce costs be approved in principle and consultation take place with any affected employees.
- iii) That a further report be submitted to the next meeting of the Sub-Committee confirming the proposed organisational transformation structure and any proposed changes to existing teams and jobs.

(Reason - to reduce costs and ensure continued progress in delivering the Corporate Plan)

10.0 UPDATE ON STAFF PROPOSAL SP3

- 10.1 Further to the approval given by the Sub-Committee at its last meeting for the restructuring of the executive support team to be implemented, the Head of Resources and Organisational Development provided Members with an update on the arrangements, including the deletion of the post of PA to the Chief Executive and the transfer of the postholder to the vacant Democratic Services Officer post. The provision of support to the Chairman of the Council would also transfer to the Democratic Services team.

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 6 November 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Wendy Brackenbury
Derek Capp
Roger Glithero JP
Marika Hillson
Barbara Jenney
Andy Mercer
Bob Nightingale

Brian Northall
Ron Pinnock
David Read
Anna Sauntson
Philip Stearn
Robin Underwood
Peter Wathen

251. MINUTES

The minutes of the meeting held on 16 October 2013 were approved and signed by the Chairman, subject to the inclusion of the words "Chairman, Vice-Chairman and" in respect of the decision detailed at minute 225 (iii).

252. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Pauline Bradberry JP, Glenn Harwood MBE and Dudley Hughes JP.

253. DELEGATIONS TO HEAD OF PLANNING SERVICES

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, Oundle
EN/10/01428/FUL	Raunds Car Wash
EN/13/01390/FUL	Hillside, Chelveston

RESOLVED:

That the contents of the report be noted.

254. 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.

RESOLVED:

That the report be noted.

255. 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
Wendy Brackenbury, Marika Hillson, Andy Mercer, Gill Mercer, Bob Nightingale, Brian Northall, Ron Pinnock, Anna Sauntson and Robin Underwood	EN/13/01072/REM	Knew public speaker on the item at the meeting		Yes
Wendy Brackenbury, Marika Hillson and Andy Mercer	EN/13/01258/FUL	Members of the Policy and Resources Committee which took the decision to sell the land which was the subject of the application.		Yes
Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock and Robin Underwood	EN/13/01258/FUL	Members of the Rushden Town Council, which would benefit financially in the event of the application being approved.		Yes
Andy Mercer and Gill Mercer	EN/13/01359/FUL	Knew public speaker on the item at the meeting		Yes

b. Informal Site Visits

No informal site visits were declared by members of the committee in respect of any of the applications being considered on the agenda.

256. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Councillor Derek Lawson** – 13/01072/REM – Land between Higham Ferrers Bypass and A5028 Station Road, Higham Ferrers (on behalf of Higham Ferrers Town Council)
- ii) **Mr Armstrong** – 13/01072/REM Land between Higham Ferrers Bypass and A5028 Station Road, Higham Ferrers

- and 13/01073/FUL Corner of A45 and A6 Higham Ferrers Bypass, Higham Ferrers (Applicant)
- iii) **Sally Nicholls** – 13/01258 Land to rear of Doctors Surgery, Barrington road, Rushden (local resident)
 - iv) **Mr Andy Lord** - 13/01258 Land to rear of Doctors Surgery, Barrington road, Rushden (Applicant)
 - v) **Dorothy Maxwell** – 13/01359/FUL – 110 Higham Road, Rushden (Objector)

257. 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) 13/01072/REM – Land between A6 Higham Ferrers Bypass and A5028 Station Road, Higham Ferrers Northamptonshire (page 308)

The committee considered a reserved matters application for the erection of 88 dwellings, appearance, landscaping, layout and scale. The application was submitted to the committee as it was a major proposal.

Members noted the amended officer recommendation detailed within the update report, which was circulated at the meeting.

The committee **agreed to delegate authority to grant the application** to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member of the Development Control Committee, subject to conditions and subject to the Environment Agency being satisfied with the submitted surface water drainage strategy.

(ii) 13/01073/FUL – Corner of A45 and A6 Higham Ferrers Bypass, Higham Ferrers, Northamptonshire (page 308)

The committee considered a report detailing an application for the creation of storm water balancing feature to support nearby residential development. The proposal comprised the creation of a surface water attenuation pond. The application was submitted to the committee as it was linked to a major proposal EN13/01072/REM.

Members noted that Higham Ferrers Town Council had no objections to the proposal, but had concerns that it may impact on future improvements to Chowns Mill roundabout. It was further noted that the officer recommendation had been amended within the update report, which was circulated at the meeting.

The committee **agreed to delegate authority to grant the application** to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member of the Development Control Committee, subject to conditions and subject to the Environment Agency and Highways Agency being satisfied with the proposals.

(iii) 13/01149/REM – Former RPC Site, Grove Street, Raunds, Northamptonshire (page 309)

The committee considered a reserved matters application for the erection of up to 58 dwellings with associated landscaping and open space.

The application was submitted to the committee as it had been before the committee on 25 September 2013 and was deferred 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.

Members noted that the Environment Agency had indicated it had no objection to the proposal and further noted the additional and amended conditions detailed within the update report, which was circulated at the meeting.

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

(iv) 13/01258/FUL – Land to rear of Doctors Surgery, Barrington Road, Northamptonshire (page 310)

The committee considered an application for a proposed residential development of one hundred and ten dwellings with associated access and landscaping. The application was submitted to the committee in accordance with the Scheme of Delegation.

Members noted that objections had been received from local residents, but Rushden Town Council had no objection to the proposed development. Members further noted the representations from local residents, along with detail of financial contributions to Rushden Town Council and Northamptonshire County Council and a number of additional conditions in respect of landscaping, bin collections and housing allocation for over-55s, within the update report, which 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

(v) 13/01359/FUL – 110 Higham Road, Rushden, Northamptonshire (page 311)

The committee considered a report regarding the installation of external shutters (retrospective). The application had been brought before the committee by Councillors A Mercer, G Mercer and S Peacock.

Members noted that 4 letters objecting to the prominence of the roller shutter and colour had been received from neighbours, Rushden Town Council had also objected on the grounds that it was a retrospective application and the shutters were out of keeping with the surrounding residential area.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the update report, and a condition requiring the change of colour within four months.

(vi) 13/01422/FUL – Garage block rear of 37-41 Nene View, Islip, Northamptonshire (page 311)

The committee considered an application for the demolition of five garages and construction of two, two bedroomed bungalows. The application was brought before the committee at the request of a local Ward Member.

A petition with 55 signatories had been received objecting on the grounds that the residents had consistently objected to redevelopment schemes due to the lack of parking provision. Islip Parish Council had also objected on the grounds that the applicant had proposed to remove existing garages and parking spaces used by the current residents, and construct a new bungalow without proper provision for parking in respect of both the existing and new residents.

The committee noted the comments of the Highway Authority and an amendment to condition 7 that were 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) 13/01425/FUL – (Garage block rear of 19-21 Nene View, Islip, Northamptonshire (page 313)

The committee considered an application for the demolition of six garages and construction of one, two bedroomed bungalow. The application was brought before the committee at the request of a local Ward Member.

A petition with 55 signatories had been received objecting on the grounds that the residents had consistently objected to redevelopment schemes due to the lack of parking provision. Islip Parish Council had also objected on the grounds that the applicant had proposed to remove existing garages and parking spaces used by the current residents, and construct a new bungalow without proper provision for parking in respect of both the existing and new residents.

The committee noted the comments of the Highway Authority and an amendment to condition 7 that were 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.

(viii) 13/01594/VAR – Nene Community Centre, Cedar Drive, Thrapston, Northamptonshire (page 315)

The committee considered an application to vary condition 5 of planning permission 12/00822/FUL. The application was brought before the committee as the applicant was East Northamptonshire Council.

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

258. APPEAL DECISION MONITORING REPORT

The committee noted the content of the Appeals Decision Monitoring Report, which provided an update on the appeal decision from the Planning Inspectorate between 19 August and 18 October 2013.

Chairman

**List of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 6 November 2013**

13/01072/REM

Date received	Date valid	Overall Expiry	Ward
18 June 2013	18 June 2013	17 September 2013	Higham Ferrers Lancaster

Applicant **David Wilson Homes (South Midlands) - Miss E Hale**

Location **Land Between A6 Higham Ferrers Bypass And, A5028 Station Road, Higham Ferrers, Northamptonshire.**

Proposal **Reserved matters: Appearance, landscaping , layout and scale in relation to eighty eight new homes and associated works pursuant to outline planning permission EN/12/00648/OUT dated 13.12.12**

Decision: That delegated authority is given to the Head of Planning Services, in conjunction with the Chairman and Vice Chairman of the Development Control Committee, and the relevant ward member on the committee, to grant planning permission subject to conditions and subject to the Environment Agency being satisfied with the submitted surface water drainage strategy

13/01073/FUL

Date received	Date valid	Overall Expiry	Ward
18 June 2013	18 June 2013	13 August 2013	Higham Ferrers Lancaster

Applicant **David Wilson Homes (South Midlands) - Miss E Hale**

Location **Corner Of A45 And, A6 Higham Ferrers Bypass, Higham Ferrers, Northamptonshire.**

Proposal **Creation of storm water balancing feature to support nearby residential development**

Decision: That delegated authority is given to the Head of Planning Services, in conjunction with the Chairman and Vice Chairman of the Development Control Committee and the relevant ward member on the committee, to grant planning permission subject to conditions and subject to the Environment Agency and Highways Agency being satisfied with the proposals

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 Application Permitted

Conditions/Reasons:

1. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

Reason: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.
2. 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 into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: To ensure that the estate streets are appropriately managed.
3. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway .
4. A scheme which details the proposed play equipment to be installed within the LEAP shall be submitted to and approved in writing by the Local Planning authority, prior to the first occupation of any of the dwellings hereby approved. The scheme shall include details of the timescales as to when the play equipment shall be installed and give details of the future maintenance of the play area and equipment.

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

5. 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 approved in writing by the Local Planning Authority. Such measures as may be agreed shall be maintained for the duration of the construction 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).

6. Notwithstanding the submitted details and prior to the commencement of development, details of the surfacing for the bin collection points shown as 'BC' on plan 12.133.104 Rev 17 shall have been submitted to and approved in writing by the local planning authority and the development shall then be carried out in accordance with the approved details. The bin collection points shall be retained in perpetuity and maintained in a manner which ensures that the bin collection areas are fit for purpose
Reason: In the interests of efficient waste collection and residential amenity.

7. The development hereby permitted shall be carried out strictly in accordance with the approved plans; RF-WD Rev M Rufford, HB-WD10 Rev M Hanbury, CA-WD10 Clayton, CCA-WD10 Rev B Clayton Corner, WS-WD10 Rev N Winster, AN-WD10 The Alnwick Rev A, 071-100 Type 71, P/S4 1098, HT-WD10 Plots 2 and 3 Rev K, HT10 Rev K, CD-WD10 Rev H Plots 1, 4 and 5, CD-WD Rev H, 100 Rev Q dated 06/11/13, 300 Rev C, 400 Rev A, 200 Rev D, 400 Rev A site section, JBA13/146-TS01 Rev B, Q3055_B, 200 Rev A (streetscene), G3.3, 0G1/100, 100 Rev P and GROVESTREETTPPJBA, Q3055_B, 13/146.TS01 Rev B dated 5th November 2013, AIAAMS GROVESTREET Rev B. Received 10th September, 2nd July, 29th September and 5th November.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

13/01258/FUL

Date received	Date valid	Overall Expiry	Ward
22 July 2013	31 July 2013	30 October 2013	Rushden Hayden

Applicant **Persimmon Homes Mids - Mr Andy Lord**

Agent **Eric Cole Ltd - Mr Ben Taylor**

Location **Land To Rear Of Doctors Surgery, Barrington Road, Rushden, Northamptonshire.**

Proposal **Residential development of 110 (one hundred and ten) dwellings with associated access and landscaping**

Decision: Grant subject to Section 106 Legal Agreement

Date received	Date valid	Overall Expiry	Ward
6 August 2013	21 August 2013	16 October 2013	Rushden Spencer

Applicant **Mrs J Jegatheeswaran**

Location **110 Higham Road, Rushden, Northamptonshire, NN10 6DF.**

Proposal **Installation of external shutters (retrospective)**

Decision: Grant subject to a condition requiring a change of colour within four months. Wording of the condition to be agreed by Chairman, Vice Chairman and ward member

Date received	Date valid	Overall Expiry	Ward
19 August 2013	19 August 2013	14 October 2013	Thrapston Lakes

Applicant **Spire Homes - Mr Simon Dillon**

Agent **Rg+p Mr Robert Woolston**

Location **Garage Block Rear Of, 37 - 41 Nene View, Islip, Northamptonshire.**

Proposal **Demolition of garages and construction of 2 x 2 bedroom 3 persons bungalows**

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 91 of the Town and Country Planning Act 1990 (as amended).
2. Permission shall be carried out in accordance with the following plans: 1:1250 Site Location Plan, 7940/007 Site Plan, 7940/008 Floor Plans and Elevations and 50020-007/7940 Landscaping.
Reason: For the avoidance of doubt.
3. Before any work is commenced on the development hereby permitted, details of the external treatment of the proposed building(s) 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 achieve a satisfactory elevational appearance for the development.

4. Before development commences details of the proposed finished floor levels, to include comparative floors levels of the adjacent dwellings (19 and 21) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
Reason: To ensure a satisfactory form of development in terms of residential and visual amenity.
5. 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.
6. The boundary treatment shown on drawing 50020-007/7940 shall be implemented prior to the first occupation of the dwelling and shall thereafter be retained. Concrete gravel boards and posts shall not be used.
Reason: In the interests of visual and residential amenity.
7. Pedestrian visibility splays of 2.4 metres by 2.4 metres on each side of the vehicular access, the parking and turning areas shall be provided in accordance with the approved plans prior to the first occupation of the dwelling hereby approved and thereafter so maintained and available for those uses. The areas of land forward of these splays shall be reduced and maintained at a height not exceeding 0.6 metres above carriageway level. The hardsurfacing proposed for the access, parking and turning area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall be carried out in accordance with those approved materials. No gates, barriers or means of enclosure shall be erected within 5 metres of the highway boundary, any such feature erected beyond that distance shall be hung to open inwards only away from the highway. The vehicular access gradient from the highway boundary shall not exceed 1 in 15.
Reason: To ensure adequate access, parking and turning facilities are and remain available in the interests of highway safety.
8. Before the commencement of development details of the provision for waste reduction, recycling, water efficiency and techniques for sustainable construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
Reason: To ensure a sustainable form of development.
9. Before development commences details of a means of drainage to ensure surface water does not discharge into the highway 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 the provision shall thereafter be so maintained.
Reason: To prevent surface drainage from entering the highway.

10. Before development commences a demolition management plan and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety.
11. Before development commences a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
Reason: For the avoidance of doubt and in the interests of residential amenity.

13/01425/FUL

Date received	Date valid	Overall Expiry	Ward
19 August 2013	19 August 2013	14 October 2013	Thrapston Lakes

Applicant **Spire Homes - Mr S Dillon**

Agent **R G And P - Mr R Woolston**

Location **Garage Block Rear Of, 19 - 21 Nene View, Islip, Northamptonshire.**

Proposal **Demolition of garages and construction of one x two bedroom three person bungalow**

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 91 of the Town and Country Planning Act 1990 (as amended).
2. Permission shall be carried out in accordance with the following plans: 1:1250 Site Location Plan, 7939/004 Site Plan, 7939/005 Floor Plans and Elevations and 50020-004/7939 Landscaping.
Reason: For the avoidance of doubt.
3. Before any work is commenced on the development hereby permitted, details of the external treatment of the proposed building(s) 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 achieve a satisfactory elevational appearance for the development.
4. 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.

5. Before development commences details of the proposed finished floor levels, to include comparative floors levels of the adjacent dwellings (19 and 21) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory form of development in terms of residential and visual amenity.

6. The boundary treatment shown on drawing 50020-004/7939 shall be implemented prior to the first occupation of the dwelling and shall thereafter be retained. Concrete gravel boards and posts shall not be used.

Reason: In the interests of visual and residential amenity.

7. Pedestrian visibility splays of 2.4 metres by 2.4 metres on each side of the vehicular access, the parking and turning areas shall be provided in accordance with the approved plans prior to the first occupation of the dwelling hereby approved and thereafter so maintained and available for those uses. The areas of land forward of these splays shall be reduced and maintained at a height not exceeding 0.6 metres above carriageway level. The hardsurfacing proposed for the access, parking and turning area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall be carried out in accordance with those approved materials. No gates, barriers or means of enclosure shall be erected within 5 metres of the highway boundary, any such feature erected beyond that distance shall be hung to open inwards only away from the highway. The vehicular access gradient from the highway boundary shall not exceed 1 in 15.

Reason: To ensure adequate access, parking and turning facilities are and remain available in the interests of highway safety.

8. Before the commencement of development details of the provision for waste reduction, recycling, water efficiency and techniques for sustainable construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason: To ensure a sustainable form of development.

9. Before development commences details of a means of drainage to ensure surface water does not discharge into the highway 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 the provision shall thereafter be so maintained.

Reason: To prevent surface drainage from entering the highway.

10. Before development commences a demolition management plan and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety.

Date received	Date valid	Overall Expiry	Ward
20 September 2013	30 September 2013	25 November 2013	Thrapston Market

Applicant **East Northamptonshire Council - Mr Richard Hankins**

Agent **Gordon White And Hood - Mr P Thurlby**

Location **Nene Community Centre, Cedar Drive, Thrapston, Kettering.**

Proposal **Variation of Condition 5 (approved plans) on planning permission 12/00822/FUL**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the decision date of the original permission 12/00822/FUL (18 July 2012).
Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. Notwithstanding the submitted information, prior to the commencement of development, samples of all proposed external 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 unless agreed in writing by the local planning authority.
Reason: In the interests of visual amenity.
3. During the demolition and construction phases, no works of demolition, construction (including deliveries to or from the site) shall take place other than within the following hours:
 - Monday to Friday 0800 to 1800 hours
 - Saturday 0800 to 1300 hours
 - At no time on Sundays or Bank Holidays.**Reason:** To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of nuisance.
4. 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 Construction Management Plan shall include and specify the provision to be made for the following:
 1. Overall strategy for managing environmental impacts during all phases of development measures.
 2. Measures to control the emission of dust and dirt from the works
 3. Control of noise emanating from the site during the demolition and construction period
 4. Hours of work during all phases
 5. Measures to control light.

The approved Construction Management Plan shall be adhered to throughout the

construction period and the approved measures shall be retained for the duration of the construction works.

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

5. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 17 May 2012, 22 May 2012, 23 May 2012 and 18 June 2012, drawing numbers: 6473/100B Site location plan, 6473/102 Existing building layout plan, 6473/103 Existing elevations north and south, 6473/104 Existing elevations east and west, 6473/105B Existing roof layout, 6473/108 Proposed building layout plan, 6473/112B Proposed roof plan, 6473/113A Proposed elevations north and south, 6473/114E Proposed elevations east and west and 6473/128 Existing roof details, 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.

DEVELOPMENT CONTROL COMMITTEE

Date: 27 November 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	Anna Sauntson
	Dudley Hughes JP	Philip Stearn
	Andy Mercer	Robin Underwood
	Bob Nightingale	

258. MINUTES

The minutes of the meeting held on 6 November 2013 were approved and signed by the Chairman, subject to the inclusion of Councillor Sauntson's declaration of interest in respect of a public speaker and the words "four months" at the end of page 305.

259. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero JP, Glenn Harwood MBE, Marika Hillson, Barbara Jenney, Brian Northall, David Read and Peter Wathen.

260. DELEGATIONS TO HEAD OF PLANNING SERVICES

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

EN/10/01428/FUL	Raunds Car Wash
EN/13/01072/REM	Station Road, Higham Ferrers
EN/13/01073/FUL	Pond adjacent to A6
EN13/01359/FUL	110 Higham Road, Higham Ferrers

With regard to EN/10/01428/FUL, the committee noted the position in respect of the Environment Agency's resources to progress the matter and agreed to extend the delegation for an additional two months.

RESOLVED:

1. That the contents of the report be noted.
2. That the delegation in respect of EN/10/01428/FUL be extended for an additional two months

261. 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 from for an extension in respect of two applications EN/07/00062/OUT (Wharf Road, Higham Ferrers) and EN/12/01368/FUL (Glaphorn Road, Oundle) until 18 December 2013.

The committee considered a further request from the Head of Planning Services within the update report, which was circulated at the meeting, for an extension in respect of EN/12/01614/FUL Herne Road, Oundle, until 18 December 2013.

RESOLVED:

1. That the report be noted.
2. That extensions in respect of EN/07/00062/OUT, EN12/01368/FUL and EN/12/01614/FUL until 18 December 2013 be approved.

262. 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
Andy Mercer	EN/13/00438/FUL	(i) Had made a representation to the case officer, which was detailed verbatim within the report. (ii) Assistant Cabinet Member for Public Protection at Northamptonshire County Council, with responsibility for Traveller Sites falling within that portfolio. (iii) Chairman of the Countywide Traveller Unit in Northamptonshire. (iv) Had stated at the AGM of the Countywide Traveller Unit that government mandated transit and stop-over sites should be provided in each district and borough of Northamptonshire.		Yes
Bob Nightingale	EN/13/00438/FUL	Had pre-determined the matter before the meeting on the basis of personal relationships		Yes

b. Informal Site Visits

No informal site visits were declared by members of the committee in respect of any of the applications being considered on the agenda.

263. PUBLIC SPEAKERS

There were no public speakers.

264. 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) 13/00438/FUL – OP4023 SP9968 Caldecott, Chelveston, Northamptonshire (page 321)

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

The committee considered a report detailing an application for the change of use of land to use as a transit traveller site for three families, one residential pitch to accommodate a site warden, plus the erection of two amenity buildings, laying of hardstanding and improvement of site access. The application was submitted to the committee at the discretion of the Head of Planning Services.

Members noted that that Chelveston-cum-Caldecott Parish Council had raised objections and further noted that 47 letters of objection had been received

The committee **agreed to refuse the application** for the reasons set out in the officer's report and also on the grounds that the application could not be considered to be a transit site within the meaning of S62A(6) of the Criminal Justice and Public Order Act 1994, with the exact wording for the refusal delegated to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member and Councillor Andy Mercer.

(ii) 13/01539/VAR – 66 East Road, Oundle (page 322)

The committee considered a report detailing an application to vary condition 21 of planning permission 12/01051/FUL regarding the proposed new pedestrian crossing to be changed from controlled type to non controlled type. The application had been brought before the committee as it was a major application.

Members noted that Oundle Town Council had objected to the variation.

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

(iii) 10/00152/VAR – Rectory Farm Buildings, Cranford Road, Great Addintgton, Northamptonshire (page 321)

The Head of Planning Services withdrew this report pending further discussion with the applicant.

(iv) 13/01393/REM – Garage Block Rear of 20 Eastfield Crescent, Nassington, Northamptonshire (page 322)

The committee considered a reserved matters application for the demolition of existing garages and the erection of two two bedroomed dwellings with associated parking. Outline planning permission for two dwellings had been approved by the committee on 2 March 2012 under reference 11/02010/OUT. The application was submitted to the committee as it proposed more than one dwelling in a Restricted Infill Village.

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

(v) 13/01647/REM – Rushden Hospital, The Drive, Rushden, Northamptonshire (page 323)

The committee considered a reserved matters application for access, appearance; layout and scale for part of the land covered by outline approval only of three dwellings and associated works, creation of the Wymington Road access, erection of a sub station and demolition of existing buildings.

Members noted the amended recommendation detailed within the update report that was circulated at the meeting, which further detailed additional representations from Rushden Town Council and local residents. The Head of Planning Services verbally reported an amendment to condition 5 and reiterated the need to delete condition 1.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report, the update report and the revision of condition 5 that was verbally reported by the Head of Planning Services.

265. APPEAL DECISION MONITORING REPORT

The committee noted the content of the Appeals Decision Monitoring Report, which provided an update on the appeal decision from the Planning Inspectorate between 21 October 2013 and 8 November 2013.

Chairman

List of Applications Determined By

DEVELOPMENT CONTROL COMMITTEE - 27 November 2013

10/00152/VAR

Date received Date valid Overall Expiry Ward
29 January 2010 7 October 2013 2 December 2013 Woodford

Applicant **Mr Paul Ashman - Carters Travel**

Agent **Tim Gilbey**

Location **Rectory Farm Buildings, Cranford Road, Great Addington, Northamptonshire**

Proposal **Change condition 5 of Planning permission 06/00705/FUL to allow for an increase in the number of vehicles allowed on site from seven to eleven (retrospective)**

This item was withdrawn from the agenda by officers.

13/00438/FUL

Date received Date valid Overall Expiry Ward
18 March 2013 24 April 2013 19 June 2013 Higham Ferrers Lancaster

Applicant **Mr M Allen**

Agent **Philip Brown Associates**

Location **OP4023 SP9968, Caldecott, Chelveston, Northamptonshire**

Proposal **Change of use of land to use as transit traveller caravan site for three families together with one residential pitch for the site warden and erection of two amenity buildings, laying of hardstanding and improvement of site access**

Decision: Refused, based on the fact that the site cannot be deemed to be a transit site (reference to the Criminal Justice and Public Order Act 1994). Additional reason to be agreed by the HOPS, Chairman, Vice Chairman, Ward Member and Councillor Mercer

Date received Date valid Overall Expiry Ward
12 August 2013 25 September 2013 20 November 2013 Prebendal

Applicant **Spire Homes - Mr Simon Dillon**

Agent **RG+P Mr Robert Woolston**

Location **Garage Block Rear Of, 20 Eastfield Crescent, Nassington, Northamptonshire**

Proposal **Reserved matters pursuant to planning permission 11/02010/OUT: 'Demolition of existing garages and erection of 2 two bedroom 4 person dwellings with associated parking' dated 02.03.2012**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be carried out in accordance with the drawings received by the Local Planning Authority on 12 August 2013 and 24 September 2013, drawing numbers: 7911/002 Floor plans and elevations, 7911/003B Site location plan, 7911/004C Site plan and 50020-7911/004 Landscape proposals.
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
10 September 2013 10 September 2013 10 December 2013 Oundle

Applicant **Linden Midlands Ltd And Waitrose Ltd**

Agent **Ms Shirley Karat - Firstplan**

Location **66 East Road, Oundle, Northamptonshire**

Proposal **Variation of condition 21 (Proposed new pedestrian crossing to be changed from controlled type to non controlled type) pursuant to planning permission EN/12/01051/FUL dated 23.11.12: 'Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping.'**

Decision Granted subject to a deed of variation

Date received Date valid Overall Expiry Ward
30 September 2013 14 October 2013 9 December 2013 Rushden Sartoris

Applicant **Kier Group PLC - Mr Ian Mitchell**

Agent **RDC LLC Ltd - Mr Mark Preston**

Location **Rushden Hospital, The Drive, Rushden, Northamptonshire.**

Proposal **Reserved matters: Access, appearance, layout and scale for part of the land covered by the outline approval only (consisting of 3 dwellings and associated works, creation of the Wymington Road access, erection of a sub station and demolition of existing buildings) pursuant to outline application 10/01017/OUT - 'Outline: Erection of a NHS Resource Centre, creation of up to 125 dwellings with associated open space, space for educational use by South End Infant School, removal of four trees covered by TPO, new access roads and alterations to existing internal road layout (All matters reserved)' dated 16.07.2012**

Decision Application Permitted

Conditions/Reasons:

1. Prior to the first occupation of any dwelling hereby approved, there shall be no railings or gates dividing the turning area of plot 125 from that of plots 123 and 124. No other gates shall be erected across the shared vehicular access.
Reason: To maximise the available space for turning of any delivery vehicles that may be attracted to these properties, in the interest of highway safety.
2. Notwithstanding the submitted details, a scheme for the protection of the onsite trees and hedges and a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2012. The development shall thereafter be carried out in accordance with these details.
Reason: To ensure the protection of trees on site.
3. Notwithstanding the submitted details, an Arboricultural Method Statement for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The statement shall be in accordance with BS5837:2012 and shall include (but not be limited to): a detailed method for the works required to widen the junction and main access from Wymington Road and the works to install the new footpath linking the open space with Wymington Road; mitigation methods to limit the impact of the works on the retained Oak tree and the protected belt of trees respectively; and long sectional and cross sectional details. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the protection of trees on site.

4. Prior to the first use or occupation of the development hereby permitted, the means of vehicular access to the 3 dwellings hereby approved shall be of 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 interests of highway safety
5. Prior to the first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for these purposes.
Reason: In the interests of highway safety.
6. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the shared driveway does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to the first use and thereafter be maintained.
Reason: In the interests of highway safety.
7. The rating level of noise emitted from the proposed sub-station to be erected on the development (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 level LA90,T at the nearest noise sensitive receptor during the day and night time period. For the purpose of the assessment the authority will accept 07:00 - 23:00 for the day time and 23:00 - 07:00 hours as covering the night time period.
Reason: To protect the residential amenity of the locality.

POLICY & RESOURCES COMMITTEE

Date: 2 December 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	Sue Homer
David Brackenbury	Andy Mercer
Wendy Brackenbury	Rupert Reichhold
Dudley Hughes JP	Jeremy Taylor

266. MINUTES

The minutes of the meeting held on 4 November 2013 were approved and signed by the Chairman, subject to the addition of the word 'Bill.' at the end of the second paragraph of minute 246.

267. APOLOGIES FOR ABSENCE

Apologies were received from Councillors John Farrar and Roger Glithero JP.

268. DECLARATIONS OF INTEREST

The following members declared interests in the items as shown below. Where members or officers considered the nature of their Other Interest to be of such significance that it prevented them being involved in a discussion or vote on an item, a note is detailed under each item in the minutes below highlighting that the member or officer left the room for the consideration and voting on the items.

Councillor/ Officer	Item	Nature of Interest	DPI	Other Interest
Richard Lewis	6 – Voluntary Sector Grants 2014-17	Trustee of Rushden MIND		Yes
Rupert Reichhold	6 – Voluntary Sector Grants 2014-17	Appointed as an observer to the Serve Management Board		Yes

269. QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions received.

270. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES

(a) Finance Sub-Committee – 18 November 2013

The minutes of the meeting of the Finance Sub-Committee held on 18 November 2013 were received (see pages 329 to 333) and the recommendation for full Council detailed within minute 10 was considered.

R.9 RESOLVED TO RECOMMEND:

Minute 10 – Asset Management – Sale of Land and Buildings Progress Update

That the sale of Herne Park, Oundle (including the car park site and bungalow), despite it not being sold via auction or through a competitive process, be approved.

(b) Personnel Sub-Committee – 25 November 2013

The minutes of the meeting held on 25 November 2013 were received (see pages 334 to 337) and the recommendation within minute 7 was considered.

RESOLVED:

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

Minute 7 – Pension Auto-Enrolment

1. That pension auto-enrolment for any staff eligible before 1 February 2014 be delayed until 1 October 2017.
2. That staff be written to offering the option of joining the pension scheme before 1 October 2017 if they wish to do so.

(c) Welfare Reform Sub-Committee – 27 November 2013

The minutes of the meeting of Welfare Reform Sub-Committee Party held on 27 November 2013 were received (see pages 338 to 340) and the recommendation detailed within minute 5 was considered.

R.10 RESOLVED TO RECOMMEND:

Minute 5 – Council Tax Support Scheme

1. That the local Council Tax Support Scheme for East Northamptonshire for 2013/14 be adopted for 2014/15 with an amendment to the effect that the scheme be based on 87.5% of the annual Council Tax liability.
2. That the scheme be reviewed during 2014/15 to ensure that a financially sustainable scheme is in place for 2015/16.

271. VOLUNTARY SECTOR GRANTS 2014-17

The committee considered a report which sought approval of the recommendations from the Voluntary Sector Grants Panel in respect of the award of grants from 2014 to 2017.

The authority provides voluntary sector grants across three thematic areas – advice and information, counselling and support and community transport. The committee had previously given approval for the application process to cover the period from April 2014 until March 2017, which would be based on the current annual funding allocation.

The panel had recommended the award of grants for the themes as follows:

- Advice & Information – Community Law Service (Northampton & County) – £50,000 per annum
- Counselling & Support – Service Six – £20,000 per annum
- Community Transport – Serve Consortium (with Volunteer Action Oundle) – £20,000 per annum

RESOLVED:

1. That the evaluation process undertaken by the Voluntary Sector Grants Panel be endorsed.
2. That the award of Voluntary Sector Grants for the period from April 2014 to March 2017 be approved as outlined above.

(Councillor Richard Lewis left the room during the discussion and vote on the Counselling and Support theme.)

272. ENVIRONMENTAL SERVICES ENFORCEMENT POLICY REVIEW

The committee considered a report which detailed the outcome of a review which consolidated all of the Environmental Services Enforcement Policies into one document.

The review had included the update of policies to ensure that they reflected all of the relevant regulation and also referred to best practice in enforcement activity. The authority had previously had twelve separate enforcement policies and these had been consolidated into one. The policies were the subject of public consultation for twelve weeks and it was reported that no comments were received.

RESOLVED:

That the Environmental Services Enforcement Policy be approved.

273. 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.

274. MINUTES OF SUB-COMMITTEES & WORKING PARTIES

(a) Leisure Contracts Working Group – 8 November 2013

The minutes of the Leisure Contracts Working Group held on 8 November 2013 were received.

Chairman



Finance Sub-Committee

Minutes of a meeting held on Monday 18 November 2013 at 7.30pm, Kasen Room, East Northamptonshire House, Thrapston

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

Officers: David Oliver (Chief Executive)
 Glenn Hammons (Chief Finance Officer)
 Katy Everitt (Head of Resources and Organisational Development)
 Kelly Watson (Finance Manager)

1.0 APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors David Brackenbury and Glenn Harwood MBE.

2.0 MINUTES

2.1 The minutes of the meeting of the Finance Sub-Committee held on 11 September 2013 were approved and signed by the Chairman.

3.0 DECLARATIONS OF INTEREST

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

Councillor	Agenda item	Nature of Interest	DPI	Other Interest
Roger Glithero	Treasury Management Report - Quarter 2 2013/14	Shareholder in Lloyds Bank		Yes
Richard Lewis	Treasury Management Report - Quarter 2 2013/14	Shareholder in Lloyds Bank		Yes

4.0 QUESTIONS UNDER PROCEDURE RULE 10.3

4.1 There were no questions submitted under Procedure Rule 10.3.

5.0 BUDGET MONITORING - QUARTER 2 2013/14

- 5.1 The Finance Manager presented a report to the Sub-Committee detailing the Council's expenditure to the end of quarter 2 (30 September 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.
- 5.2 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 £220,000 which would increase the contribution to Revenue Reserves in 2013/14 to £471,000.
- 5.3 The 2013/14 forecast outturn on Capital Expenditure was £390,000 below budget, comprised of £153,000 underspend and £237,000 slippage into future years.

RESOLVED:

That the current budget monitoring position be noted.

(Reason – this is an information/monitoring report – no decision required)

6.0 TREASURY MANAGEMENT REPORT - QUARTER 2 2013/14

- 6.1 The Finance Manager presented a report to the Sub-Committee which provided an update on the activity of the Treasury Management function for the second quarter of 2013/14. The report also set out the likely performance for the remainder of the financial year.
- 6.2 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.

7.0 DRAFT MEDIUM TERM FINANCIAL STRATEGY

- 7.1 The Chief Finance Officer presented a report setting out the Council's Draft Medium Term Financial Strategy (MTFS) 2014/15 to 2017/18, outlining the Draft Revenue Budget 2014/15, the Draft Capital Programme 2014/15 to 2013/24 and the Draft Treasury Management Strategy 2014/15. This refreshed the MTFS 2014/15 to 2016/17 which had been approved by Council in February 2013.
- 7.2 It was noted that, over the medium term, the Council would need to increase income and / or deliver savings to meet the anticipated funding gap. A number of options to do this were currently being explored and developed and these were outlined in the report.
- 7.3 A number of key assumptions had been made in preparing the MTFS and these were set out in the report, together with the impact of options for setting the Council Tax for 2014/15. In response to a question from a Member, the Chief Finance Officer informed the Sub-Committee that the maximum permitted increase in the level of Council Tax for 2013/14 without holding a Referendum would have been £5 per

property per annum and the impact on the Council of freezing Council Tax at 2012/13 levels was a reduction in income of £140,000. This would also impact in future years as this sum was not included in the Council Tax Base.

- 7.4 The Chief Finance Officer confirmed that pension costs to the Council would increase and a 2% year-on-year increase had been factored into the MTFS.

RESOLVED:

That the report be noted, specifically the:

- Draft Medium Term Financial Strategy (MTFS)
- Draft Revenue Budget 2014/15
- Draft Capital Programme for 2014/15-2023/24 (subject to the on-going review of schemes within that programme)

(Reason: To ensure that the Sub-Committee is aware of the forecast financial position so that, in due course, the Council complies with its constitution in setting its Budget)

8.0 DRAFT ASSET MANAGEMENT PLAN 2013-2019

- 8.1 Further to the report considered by the Sub-Committee on 24 June 2013, a draft Asset Management Plan for 2013 to 2019 had been prepared and was submitted to the Sub-Committee for consideration. The Plan sought to commit the Council to a strategic approach to the financial management of its physical assets.
- 8.2 The Head of Resources and Organisational Development stressed that the costs included within the Plan were broad estimates only and would be subject to expert review, and therefore might change significantly. Inclusion of projects in the Council's Development Pool within the Capital Programme would not commit the Council to any expenditure at that stage.
- 8.3 It was noted that the Stanwick Lakes site was not included in the Plan as the length of the lease did not, from a technical point of view, make the site a Council asset. However, funding for the works to be carried out was included in the Capital Programme Development Pool.
- 8.4 The Head of Resources and Organisational Development identified that a number of actions were included within the Plan to develop it over the next 12 months.

RESOLVED:

That the draft Asset Management Plan, as set out in Appendix 1 to these minutes, be noted

(Reason - to ensure that adequate financial provision is made to ensure that the Council's assets are maintained to an adequate standard.)

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 paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

10.0 ASSET MANAGEMENT – SALE OF LAND AND BUILDINGS PROGRESS UPDATE

- 10.1 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.
- 10.2 It was noted that contracts were almost ready for signing for the sale of the Rushden depot, recycling centre and car park. A planning application would then need to be submitted by the Developer.
- 10.3 At its meeting on 6 November 2013, the Development Control Committee had approved the planning application in respect of the site at Barrington Road/Newton Road, Rushden subject to a Section 106 Agreement being signed within six months of the committee decision.
- 10.4 With regard to the site at Herne Park, Oundle, it was noted that this proposed sale would need to be approved by Council as a competitive process for the sale had not been undertaken. The Sub-Committee was reminded of the process which had been followed whereby a number of potential interested parties were contacted by the Council's land Agent, Martin Pendered, but none of them registered any formal interest in purchasing the site. Mr. Pendered was subsequently contacted direct by someone interested in purchasing the site and the Council sought a valuation from the District Valuer.
- 10.5 It was noted that the offer received for the purchase of this site was close to the valuation received from the District Valuer and, in addition, the prospective purchaser offered to deal with a number of complexities associated with the site. This included a long lease of the car park and bungalow to interested parties, which could have delayed a sale being made. Mr. Pendered confirmed in writing that he felt the sale represented good value for money and this was agreed by individuals approved by Finance Sub-Committee (25 June 2012) to agree the sale of sites – namely Councillor Richard Lewis, the Chief Executive, Head of Resources and Organisational Development and Section 151 Officer.

RESOLVED:

That the report be noted.

RESOLVED TO RECOMMEND:

That Council approves the sale of Herne Park, Oundle (including the car park site and bungalow) despite it not being sold via auction or through a competitive process.

(Reason - to ensure the sale of Herne Park can progress as soon as possible to support delivery of the Capital Programme)

Chairman



East
Northamptonshire
Council

Personnel Sub-Committee

Minutes of a meeting held on 25 November 2013 at East Northamptonshire House, Thrapston

Present: Councillors	Roger Glithero JP (Chairman)
	Wendy Brackenbury (from item under minute 10 onwards)
	Glenn Harwood MBE
	Steven North
	Jeremy Taylor
	David Oliver Chief Executive
	Sharn Matthews Executive Director
	Katy Everitt Head of Resources and Organisational Development
	Lisa Hyde Head of Customer and Community Services
	David Reed Head of Planning Services
	Aime Armstrong Human Resources Manager
	Karen Britton Planning Policy and Conservation Manager

1.0 MINUTES

- 1.1 The minutes of the meeting held on 14 October 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

- 3.1 No declarations of interest were made.

4.0 QUESTIONS UNDER PROCEDURE RULE 10.3

- 4.1 There were no questions submitted under Procedure Rule 10.3

5.0 WORKFORCE STATISTICS

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

- 5.2 It was noted that there had been a slight increase in the rolling 12 month overall sickness absence levels since the last report to the Sub-Committee and the Corporate Management Team would focus absence management on short-term sickness absence..

6.0 VACANT POSTS UPDATE

- 6.1 The Sub-Committee received a report on:-

- (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.

- 6.2 Members were apprised of progress made in the recruitment of the Head of ICT and it was also noted that the vacancy for the post of Housing Strategy and Delivery Manager had recently been advertised.

7.0 PENSION AUTO-ENROLMENT

- 7.1 The Human Resources Manager presented a report on the implications for the Council arising from the statutory requirement to auto-enrol staff into the Local Government Pension Scheme.

- 7.2 The Council had been issued with a staging date of 1 February 2014, by when staff who met the eligibility criteria needed to be enrolled into the pension scheme. However, as part of the transitional arrangements, the Council was entitled to delay auto-enrolment until 1 October 2017, provided that members of staff were written to giving the option of joining the pension scheme before this date should they wish to do so.

- 7.3 It was understood that the transitional arrangements would also apply to any Members who met the eligibility criteria, although definitive legal advice was difficult to obtain as the political intent on this issue was uncertain at present.

- 7.4 Where an employee was auto-enrolled and subsequently opted out of the pension scheme, the employee's contributions would be refunded. It was unclear whether this would also be the case with employer contributions and the Human Resources Manager undertook to clarify the position and advise the Sub-Committee.

RESOLVED:

That, having carefully considered the Equalities Impact Assessment, it be endorsed.

RESOLVED TO RECOMMEND TO POLICY AND RESOURCES COMMITTEE:

- i) That pension auto enrolment for any staff eligible before 1 February 2014 be delayed until 1 October 2017
- ii) That staff be written to offering the option of joining the pension scheme before 1 October 2017 if they wish to do so.

((Reason: to meet legislative requirements))

8.0 REVENUE SUPPORT GROUP – ZERO HOURS CONTRACTS

- 8.1 The Head of Customer and Community Services reported that the Council retained a small number of staff on “zero hours” contracts to undertake ad hoc duties that were time bound, seasonal or of a temporary nature. These arrangements were used for the “Revenue Support Group” (RSG) staff, who formed part of the Revenues and Benefits service.
- 8.2 No new staff had been added to the RSG pool over the past three years and the salary budget had been reduced. Some of the duties undertaken by the RSG had been transferred to permanent staff, which had impacted on the Customer Services team to the extent that this was having an adverse affect on the team’s performance.
- 8.3 It was proposed to transfer some of the staff budget from the RSG group to recruit a part-time Customer Services Assistant. This would involve reducing the RSG salary budget from £59,000 to £47,000 in a full year and, to enable the new post to be filled from January 2014, £3,000 would be transferred from the existing RSG budget in the current financial year.

RESOLVED:

That the appointment of a part time Customer Services Advisor from within the existing salary budgets be approved.

((Reason - to make best use of existing resources))

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 PLANNING POLICY AND CONSERVATION TEAM (STAFF PROPOSAL 18)

- 10.1 The Head of Planning Services presented a report outlining proposals for the structure of the Planning Policy and Conservation Team in the light of three fixed term posts expiring in 2014 and to progress the emerging work programme of the team.
- 10.2 Members reiterated the need for the team to be appropriately resourced to enable the anticipated future workload to be carried out.

RESOLVED:

- i) That the report be noted

- ii) That the changes set out in the report be approved in principle and consultations take place with any affected employees.
- iii) That the Head of Planning Services, in consultation with the Chairman of this Sub-Committee, be authorised to implement the changes set out in the report provided that there are no significant issues raised during the consultation process.

(Reason: to provide resources to progress the Council's local plan strategy as quickly as possible following the Review of the Core Spatial Strategy)

11.0 COMMUNICATIONS TEAM

11.1 The Head of Customer and Community Services reported that, further to the Sub-Committee's approval for the restructuring of the Communications Team in September 2012 by the creation of two fixed term posts, the team's work programme for the future was now clearer and it was proposed to retain the current structure by making the posts permanent.

11.2 RESOLVED:

That the posts of Communications Manager and Communications Officer be approved as permanent posts.

(Reason - to provide continuation of service from within the existing Communications Team)

12.0 UPDATE ON STAFF PROPOSAL SP27

12.1 Further to the Sub-Committee's consideration of this proposal at its last meeting, the Head of Resources and Organisational Development presented a report providing updated information on the proposal to establish a business transformation team to undertake robust business process reviews to improve efficiency and customer service at reduced costs and ensure projects have appropriate corporate support to help deliver the Council's Corporate Plan..

12.2 RESOLVED:

That the report be noted and, subject to the outcome of staff consultation, the introduction of the Business Transformation Team be approved.

(Reason - to ensure that the Council has the skills and the capacity to deliver projects to reduce costs and ensure continued progress in delivering the Corporate Plan)

Chairman



Welfare Reform Sub-Committee

Minutes of a meeting held on Wednesday 27 November 2013 at 2.00pm, The Kasen Room, East Northamptonshire House, Thrapston

Present:

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

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

1.0 MINUTES

1.1 The minutes of the meeting held on 10 October 2013 were approved as a correct record and signed by the Chairman.

2.0 APOLOGIES FOR ABSENCE

2.1 Apologies for absence were received from Councillor Steven North and Kelly Watson, Finance Manager.

3.0 DECLARATIONS OF INTEREST

3.1 The following declarations of interest were made:

Councillor	Item	Nature of Interest	DPI	Other Interest
Richard Lewis	Council Tax Support Scheme	Relative affected by empty property element of scheme		Yes
Andy Mercer	Council Tax Collection	Recent business meeting with debt collection service providers		Yes

4.0 UPDATE ON COLLECTION OF COUNCIL TAX TO 31 OCTOBER 2013

4.1 The Sub Committee considered a report prepared by the Revenue Manager on the effects of implementing the local Council Tax Support (CTS) scheme and the council tax technical reforms on workloads, collection performance and related matters.

- 4.2 At 31 October 2012 67.56% of the total council tax for East Northamptonshire had been collected. At the same point this year the figure stood at 67.68%. For Council Tax Support (CTS) payers the collection rate to date was 68.58% and the predicted year end figure was now between 80% and 90%, compared to the 70% originally predicted. The Sub-Committee noted that there had been no apparent diminution in collection rates arising from the decisions taken on CTS last year.
- 4.3 The impact of under/over collection was discussed and information would be required from the Chief Finance Officer, although any over or under collection was likely to be insignificant in the overall amount of Council Tax collected. All financial information would be taken into account when compiling the information for setting the council tax base for 2014/15.
- 4.4 Records showed that some owners of empty properties were continuing to find it difficult to understand that they would be required to pay a sum towards council tax, rather than receiving an exemption or discounted rate, prior to 1 April 2013. These issues were likely to subside as the arrangements settled in, but the issue of an exemption being provided in future years in appropriate circumstances could be considered.
- 4.5 It was noted that 544 magistrate court summonses had been issued to customers who had previously been in receipt of council tax benefit and therefore did not have to pay. This represented 20% of the lowest income CTS customers. Negotiated payment arrangements had been arranged in many cases but there were still cases where customers ignored reminders regarding payment. Staff were currently working to develop processes to help those with payment difficulties.
- 4.6 The Sub-Committee noted its appreciation of the hard work undertaken by the Revenue and Benefit team in achieving the results so far.

RESOLVED:

That the contents of the report be noted.

5.0 COUNCIL TAX SUPPORT SCHEME

- 5.1 Further to the decisions made at a previous meeting of the Sub-Committee on 10 October 2013, consultation had been carried out on a new CTS scheme for 2014/15 based on a Council Tax liability of 87.5% as the preferred option. Consultation ran from 21 October to 18 November 2013 and asked respondents to confirm their agreement/disagreement to the proposal that all working age people claiming Council Tax Support should pay 12.5% of their Council Tax Bill as a minimum.
- 5.2 A total of 118 consultation responses were received, 67 of which supported the proposal to apply a 12.5% liability reduction. It was noted that 47 of the 67 were currently in receipt of Council Tax Support.
- 5.3 In considering the various options available to the Welfare Reform Sub Committee, for varying the existing CTS scheme, the following key principles were agreed. The scheme should:
- at least recover the 10% reduction in government funding

- act as an incentive for people to work rather than remain on benefit, or at least not act as a disincentive to work
 - protect the vulnerable as far as possible
 - be simple to administer, to avoid increased administration costs where possible
- 5.4 The Sub-Committee considered the various financial implications of the proposals as set out in the report.
- 5.5 A verbal update was provided on the varying CTS schemes across the County. Kettering Borough Council had adopted a 15% liability reduction scheme and Corby Borough Council had agreed a scheme of 8.5% liability. Schemes still out for consultation were South Northants (8.5%), Daventry (8.5%), and Northampton Borough Council (15%). The Borough Council of Wellingborough was also still consulting on various schemes.

RESOLVED:

That the consultation responses received and the Equality Impact Assessment have been given due regard

RESOLVED TO RECOMMEND TO COUNCIL:

- i) that the local Council Tax Support scheme for East Northamptonshire should be the existing Council Tax Support Regulations with the following amendment:
 - that the scheme be based on 87.5% of the annual Council Tax liability.
- ii) the scheme be reviewed during 2014/15 to ensure that a financially sustainable scheme is in place for 2015/16.

(Reason – to deliver a Council Tax Support scheme for 2014/15 that meets all statutory requirements)

6.0 QUESTIONS BY MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

- 6.1 No questions under Procedure Rule 10.3 had been received.

Chairman

JOINT MEETING OF THE PLANNING POLICY AND POLICY AND RESOURCES COMMITTEES

Date: 9 December 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors:

Peter Baden	Richard Lewis
Tony Boto	Andy Mercer
David Brackenbury	Gill Mercer
Wendy Brackenbury	Bob Nightingale
Glenvil Greenwood-Smith	Steven North
Marika Hillson	Rupert Reichhold
Sylvia Hobbs	Alex Smith
Sylvia Hughes	Jeremy Taylor
David Jenney	Jake Vowles

275. APPOINTMENT OF CHAIRMAN

RESOLVED:

That Councillor Richard Lewis be appointed as Chairman to preside at this joint meeting.

276. PUBLIC SPEAKERS

The following person spoke on the item indicated:

- i) Mr Brian Northall - Community Infrastructure Levy Draft Charging Schedule.

277. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Farrar, Roger Glithero, Glenn Harwood MBE, Marian Hollomon and Sue Homer and Dudley Hughes.

278. DECLARATIONS OF INTEREST

No declarations of interest were made.

279. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

280. COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE

Members considered a report outlining the Council's proposed Community Infrastructure Levy (CIL) Draft Charging Schedule and seeking approval for it to be issued for 6 weeks public consultation to start in January 2014.

The CIL regulations had introduced changes to the way that Section 106 planning agreements were used and Members were apprised of the legislative changes. With the scaling back of Section 106 agreements, CIL was intended to become the primary mechanism by which new development contributed towards the provision of required infrastructure.

In order to charge a CIL, Local Authorities needed to produce a charging schedule setting out the charge rates for their area which needed to be based upon evidence from their up to date Development Plan Documents. The charging schedule needed to have two rounds of public consultation before being submitted for Examination. The first consultation on this Council's Preliminary Draft Charging Schedule had been carried out in December 2012 and the consultation responses were reported to the meeting together with the resulting amendments to the Charging Schedule and proposed CIL rates.

In response to the issues raised by the public speaker, The Head of Planning Services confirmed that whilst Kettering General Hospital was located outside the East Northamptonshire District, ENC could consider funding suitable projects from CIL funds, probably in conjunction with other neighbouring Authorities.

In response to issues raised by Members, the following points were noted::

- a) The proposed charge for business uses had been based on advice received from the Council's consultants and the evidence gathered. The proposed charges had been designed so as not to deter development and the Planning Inspector would address this point. It was likely that the ENC area would remain attractive to developers. The Inspector's report would be submitted to ENC and the Council would then need to decide whether to proceed or not with CIL.
- b) The r123 List had to be evidence based although the Planning Inspector would examine the broad content of the List rather than individual projects within it. Some of the costs included in the r123 List were estimates provided by other organisations such as the County Council. ENC needed to use the best available evidence in compiling the List, which could include estimated costs. The £9m included in the r123 List for junction improvements at Chowns Mill was the estimated cost of the scheme now being considered, not the more expensive previous scheme proposal which was no longer being proceeded with.
- c) The infrastructure would need to be identified as required by ENC's planning strategies and the r123 List could be revised as circumstances changed.
- d) There would be staffing implications arising from the administration of the scheme, although it was anticipated that existing administrative and technical staff would be able to absorb much of the additional work. However, it was noted that up to 5% of CIL receipts could be used for the additional administration costs of operating the scheme.
- e) The Draft Charging Schedule would need to be amended to reflect that the New Homes Bonus would no longer be top-sliced.

After deliberating on the report and issues raised, the Planning Policy and Policy & Resources Committees considered the recommendations relevant to their functions separately.

The Planning Policy Committee RESOLVED:

- 1) that the Draft Charging Schedule together with any comments received during the consultation period and the supporting background papers be submitted for examination
- 2) that a further report be presented to this Committee following the outcome of the examination process to recommend to Council whether or not to adopt the CIL Charging Schedule, with or without amendments
- 3) that should any minor changes be required in the documentation to reflect the forthcoming regulations, prior to consultation commencing, these be delegated to the Head of Planning, and Chairmen of Planning Policy and Policy and Resources Committees to approve

(Reason: This Committee is responsible for determining the strategic planning objectives for ENC)

The Planning Policy Committee RESOLVED TO RECOMMEND to the Policy and Resources Committee

That the Draft Charging Schedule be approved for consultation purposes, together with the supporting background papers attached to the draft schedule.

(Reason: The adoption of particular CIL rates has financial implications which fall within the remit of this Committee to consider)

The Policy and Resources Committee RESOLVED

That the Draft Charging Schedule, including any amendments required resulting from the discussion at the joint meeting with the Planning Policy Committee, be approved for consultation purposes, together with the supporting background papers attached to the draft schedule.

(Reason: the adoption of CIL will facilitate the delivery of infrastructure within the District to support the sustainability of development and enhance the quality of life of local residents)

Chairman

SCRUTINY COMMITTEE

Date: 11 December 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30 pm

Present: Councillors:- Philip Stearn (Chairman)

Tony Boto	Derek Capp
Richard Gell	David Read
Alex Smith	Jake Vowles
Sarah Peacock	Peter Wathen
Brian Northall	Clive Wood
Colin Wright	

Before the meeting started the Welland Internal Audit Manager provided a briefing for the Committee in connection with the Development of the Audit Plan.

281. MINUTES

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

282. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sylvia Hobbs, Sylvia Hughes, and Barbara Jenney.

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

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

284. DEVELOPMENT OF AUDIT PLAN FOR 2014/15

The Welland Internal Audit Manager provided a brief presentation of the Audit Plan for 2014/15. Public Sector Internal Audit Standards now required the use of a risk-based approach to internal audit planning. The approach proposed by the Head of the Consortium reflected the fact that individual managers had a responsibility to manage their risks, the Heads of Service and the Executive Director would therefore be required to identify any significant risks to the delivery of the service and the corporate and strategic objectives for which they are responsible.

The Committee was asked to consider any key areas of risk, arising from their activities or knowledge, which they felt should be considered in the production of the next Internal Audit Plan. Any views expressed by the Committee would be discussed in meetings with the Heads of Service and the Executive Director prior to an initial report being prepared for the Corporate Management Team.

It was noted that there was an end of January deadline for the production of the Audit Plan for 2014/15. Discussion would be held on the areas where the Committee felt the plan should concentrate.

RESOLVED:

- (1) That the proposed risk-based approach to the development of the Plan be endorsed.
- (2) That members of the Committee contact the Chair of Internal Audit with suggestions of areas where internal audit assurance might be required in 2014/15.

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

285. PROGRESS ON IMPROVEMENT PLAN

The Welland Internal Audit Manager presented a report on the recent progress made by the Consortium on the implementation of the Improvement Plan.

As previously reported, the new mandatory Public Sector Internal Audit Standards (PSIAS) had come into effect on 1 April 2013. One of the changes introduced by the Standards was the requirement to commission periodic reviews of the effectiveness of Internal Audit undertaken by a qualified and independent external assessor.

An early independent external review of the effectiveness of Internal Audit had been carried out by the lead authority for the Consortium. This identified weaknesses in the way audit assignments were designed and reported. The Consortium were on track to deliver the related Improvement Plan and the outcome of all the changes that had been carried out so far had had a positive effect.

RESOLVED:

That the progress of the Consortium against the Improvement Plan be noted.

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

286. AUDIT CHARTER

The Welland Internal Audit Manager presented a report on a revised Internal Audit Charter, following new rules which came into force on 1 April 2013. These guidelines specified the way in which the independence of a local authority's internal audit service must be demonstrated including the key requirement for an Internal Audit Charter.

A draft Internal Audit Charter was presented to the Committee which had been developed inline with guidance from the Chartered Institute of Internal Auditors.

The PSIAS stated that the Scrutiny Committee should periodically review the internal audit charter and present it to senior management and the board for approval.

RESOLVED:

That the Internal Audit Charter be endorsed.

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

287. WELLAND INTERNAL AUDIT CONSORTIUM – INTERNAL AUDIT UPDATE 2013/14

The Welland Internal 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 WIAC provided an internal audit service for East Northamptonshire Council for 230 audit days to deliver the 2013/14 Audit Plan. The 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.

Information was provided on the progress of audit assignments as well as performance information. A Schedule of Work linked to budgets for the remainder of the year had been produced.

Following the review of the Effectiveness of Internal Audit Work; work was underway to comply with the recommendations made. Work would focus on improvement to processes; training and development of staff; and training of 'Audit Committees' where appropriate. It was proposed that the work programme be adjusted to reflect this work

RESOLVED:

- (1) That the progress and performance of the Consortium be noted, and
- (2) That approval be given to the changes to the plan as detailed in Appendix A of the report in line with the 'gatekeeper' role defined in the Public Sector Internal Audit Standards.

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

288. NORTHAMPTONSHIRE FIRE & RESCUE SERVICE PRESENTATION

Due to service commitments, the representative from the Northamptonshire Fire & Rescue Service (NFRS) was unable to attend. Information was provided to the Committee on the Integrated Risk Management Plan. As the consultation period would end on 13 January 2014, the NFRS asked that members of the Committee complete the questionnaire provided.

RESOLVED:

That a letter be sent to the NFRS requesting clarity on the use and value for money of the Chelveston Training Facility highlighted in the consultation.

289. QUARTERLY PERFORMANCE REPORTING – Q2 2013/14

The Policy & Performance Manager 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 2 had taken place in October/November 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 22 November 2013.

The report provided overall performance information for the Committee. One area of discussion was the statistics for Freedom of Information requests where additional information was provided by the Executive Director. In 2009 the Council had received 246 requests for information, compared to 466 so far this year. Work was being carried out to share information between teams where a common theme amongst requests may occur.

The Committee noted the excellent figures regarding fly tipping incidents and asked for their thanks to be passed on to the team concerned.

RESOLVED:

That the report be noted.

290. ENGAGEMENT WITH PARTNERS – TOWN AND PARISH COUNCILS

The Executive Director provided a verbal report on a recent consultation regarding engagement with Town and Parish Councils across the District. Seven questionnaires had been returned. The results noted generally good engagement although one response noted that there was room for improvement. The planning process was a particular concern, both with the local processes and the level of understanding.

There were varying levels of understanding of some key areas: Community Right to Challenge and the Local Council Tax Support scheme had the lowest levels of understanding, whereas there were high levels of understanding of Community Plans/Neighbourhood Plans and New Homes Bonus Community Facilities Fund. The impact of the Community Infrastructure Levy and related infrastructure on individual councils was less clear.

The Committee agreed that further visits for the project should be deferred until the responses to the recent meetings had been analysed. It was important not to lose sight of the aims of the project. Outcomes and feedback would be provided during the first half of 2014.

RESOLVED:

That the report be noted.

291. REVISED TERMS OF REFERENCE FOR THE SCRUTINY COMMITTEE

The Executive Director presented a report on the draft new Terms of Reference for the Committee following the proposal by the Committee Review Working Party to create a separate Governance and Audit Committee, which would absorb some of the responsibilities currently lying with the Scrutiny Committee.

The Policy & Resources Committee had agreed in November 2013 that, whilst there was no longer a legal requirement for a Scrutiny Committee, this Council wished to continue with that option. The Working Party, in carrying out its review, noted the wide remit of the current Scrutiny Committee Terms of Reference and the increase in the governance role since the changes to the standards arrangements.

After consideration of the issues, the Working Party had concluded that the audit, governance and risk roles should be separated from the Scrutiny Committee and a new Governance and Audit Committee of seven members should be created. This proposal would be considered by Council in January 2014. If accepted, changes to the Terms of Reference of this Committee would be required.

The main areas of activity for the proposed Governance and Audit Committee would be Audit (internal and external), Constitution and Governance, Ethics and Probity and Risk Management and Internal Control.

The Committee Review Working Party also recommended that the members of the new Governance and Audit Committee should not serve on a policy making committee or Scrutiny Committee in order to ensure independence of function. This would also be incorporated into the revisions to the Constitution to be presented to Council in January.

A discussion was held on the various alternative work programmes for the newly formed Scrutiny Committee and consideration was given to the draft revised Terms of Reference provided, including the number of members for the revised committee and the need to review the Call-In process accordingly. Members agreed that such a review should be carried out when the new Scrutiny Committee started.

In addition, now that the Terms of Reference of Committees had been included in the Constitution, it was noted it was proposed to delete Article 7 from the Constitution.

RESOLVED:

1. That this Committee recommends a minimum of 12 Members to serve on the proposed new Scrutiny Committee, and
2. Recommend that the new Terms of Reference be presented to Council in January 2014 together with details of any other associated changes to the Council's Constitution.

Chairman

PLANNING POLICY COMMITTEE

Date: 16 December 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: David Brackenbury (Chairman)
Tony Boto (Vice-Chairman)

Peter Baden	Bob Nightingale
Marian Hollomon	Alex Smith
Sylvia Hughes	Jeremy Taylor
David Jenney	Jake Vowles
Gill Mercer	

292. MINUTES

The minutes of the meeting held on 21 October 2013 were approved and signed by the Chairman.

293. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Glenn Harwood MBE, Sylvia Hobbs and Steven North.

294. DECLARATIONS OF INTEREST

No declarations of interest were made.

295. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

296. SECTION 106 PLANNING AGREEMENTS SUPPLEMENTARY PLANNING DOCUMENT- CONSULTATION DRAFT

Further to the decisions made at the joint meeting with the Policy and Resources Committee on 9 December 2013 regarding the Community Infrastructure Levy (CIL), it was reported that as part of the Draft Charging Schedule consultation, it would be necessary to publish a range of supporting documents. Most importantly, this would need to include details about the Council's intentions towards the future use of Section 106 Planning Agreements in order to clearly set out how these Agreements would work alongside CIL. A replacement for the 2006 Developer Contributions Supplementary Planning Document (SPD) was therefore required to be prepared.

A draft Section 106 Planning Agreements Supplementary Planning Document was submitted for consideration together with an outline of the procedure to be followed to adopt the SPD. An update sheet was circulated setting out a number of proposed amendments to the draft SPD and it was noted that in order to avoid any confusion about the status of the SPD when consultation commenced on the CIL Draft Charging Schedule, the document would be labelled as a preliminary draft SPD.

In reviewing the document, the Committee agreed a number of amendments and these would be incorporated into the document and a revised copy circulated to Members before it was published.

RESOLVED: That

- i) the publication of the draft Section 106 Planning Agreements Supplementary Planning Document be approved
 - a) for consultation during early 2014 as a supporting evidence base document to the Draft Charging Schedule and
 - b) for submission to the Secretary of State, as part of the supporting evidence base to the Draft Charging Schedule.
- ii) a copy of the SPD incorporating the amendments agreed by the Committee, and including tracked changes, be circulated to Members and should any further minor changes be required in the document prior to consultation commencing, the Head of Planning, in consultation with the Chairman of Planning Policy Committee, be authorised to make any necessary changes..

(Reason – to ensure that the Council’s CIL bid is supported by a comprehensive and robust evidence base)

297. OPEN SPACE SUPPLEMENTARY PLANNING DOCUMENT UPDATE

Further to the decisions made at the joint meeting with the Policy and Resources Committee on 9 December 2013, Officers had reviewed the 2011 Open Space Supplementary Planning Document and had identified a range of relatively minor changes that would need to be made in order to bring it into line with CIL. A number of other minor alterations were also proposed and a draft Open Space SPD was submitted for consideration together with an outline of the procedure to be followed to adopt the SPD.

An update sheet was circulated setting out a number of further amendments proposed to the draft SPD and it was noted that in order to avoid any confusion about the status of the SPD when consultation commenced on the CIL Draft Charging Schedule, the document would be labelled as a preliminary draft SPD.

In reviewing the document, the Committee agreed a number of amendments and these would be incorporated into the document and a revised copy circulated to Members before it was published.

RESOLVED: That

- i) the publication of the Open Space Supplementary Planning Document Update be approved

- a) for consultation during early 2014 as a supporting evidence base document to the Draft Charging Schedule and
 - b) for submission to the Secretary of State, as part of the supporting evidence base to the Draft Charging Schedule.
- ii) a copy of the SPD incorporating the amendments agreed by the Committee, and including tracked changes, be circulated to Members and should any further minor changes be required in the document prior to consultation commencing, the Head of Planning in consultation with the Chairman of the Planning Policy Committee, be authorised to make any necessary changes..

(Reason – to ensure that the Council’s CIL bid is supported by a comprehensive and robust evidence base)

298. RUSHDEN NEIGHBOURHOOD PLAN: NEIGHBOURHOOD PLAN AREA BOUNDARY

It was reported that the statutory consultation for the Rushden Neighbourhood Plan boundary had taken place from 16 August – 14 October 2013 in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 and comments had been invited as to whether there was any reason why the District Council should not make the designation in respect of Rushden.

A summary of the representations received and Officer responses to the issues raised was considered and it was

RESOLVED: That

- i) the summary of representations received during the recent 6-weeks Regulation 6 consultations, regarding the proposed Rushden Neighbourhood Plan area boundary be noted
- ii) the Neighbourhood Plan area boundary for Rushden, as put forward in the formal notice of application for the designation of this Neighbourhood Area (25 June 2013) be endorsed.

(Reason – to enable Rushden Town Council to progress with the preparation of a Neighbourhood Plan).

299. ADOPTION OF REVISED NORTH NORTHAMPTONSHIRE STATEMENT OF COMMUNITY INVOLVEMENT

It was reported that all Local Planning Authorities were required to prepare a Statement of Community Involvement (SCI) setting out how it would consult and engage with people over the preparation of development plan documents and on planning applications.

The previous SCI for East Northamptonshire had been adopted by the North Northamptonshire Joint Planning Committee in 2006. However, given subsequent changes to the planning system the 2006 SCI was now out of date and it had been necessary to comprehensively update it.

Accordingly, the Planning Policy Committee had approved a draft SCI for consultation on 22 July 2013 and consultation had taken place from 16 August – 11 October 2013. The consultation responses and SCI for adoption were reported to the North Northamptonshire Joint Planning Committee (JPC) on 14 November 2013. The JPC resolved to adopt the 2013 SCI in relation to jointly prepared documents, also recommending that the partner Local Planning Authorities (including East Northamptonshire Council) should adopt it in relation to their responsibilities.

The Committee had considered the published consultation draft SCI on 16 September 2013 and agreed a consultation response, which had then been sent to the North Northamptonshire Joint Planning Unit (JPU). Consequently, the JPU had made a number of changes to the consultation draft SCI which had been incorporated into the SCI adopted by the JPC on 14 November 2013 and which had now been circulated to the North Northamptonshire Local Planning Authorities for adoption by individual Borough and District Councils.

The Committee was minded to retain the phrasing it had agreed previously and which had been changed in the version adopted by the JPC. Accordingly, paragraph 5.12 would need to be amended to the text agreed by the Committee in July 2013.

RESOLVED:

That subject to the following amendments being incorporated, the Revised North Northamptonshire Statement of Community Involvement be adopted as a statutory planning policy document for East Northamptonshire Council.

- i) Paragraph 4.9, Table 1:
Include the Fire and Rescue Service in the list of General Consultation Bodies.
- ii) Paragraph 5.12
 - a) Delete “locally significant” and replace with “locally significant and controversial”.
 - b) Delete “Developers/applicants are encouraged” and replace with “Developers/applicants will need to”

(Reason – to update the SCI in line with relevant legislation)

300. RUSHDEN EAST PROJECT BOARD

At the last meeting of the Committee it had been agreed to establish a Project Board to oversee the planning and implementation of Rushden East. The Board would consist of five ENC Members together with two Rushden Town Council Members and one Northamptonshire County Council Member.

Higham Ferrers Town Council had written to this Council seeking the appointment of two representatives of the Town Council on the Project Board in view of the close connection between the two towns and the likelihood of the development at Rushden East involving some land within their area.

It was considered that some representation from Higham Ferrers on the Project Board would be appropriate, but in order to maintain a manageable size for the Board and the likely balance of development within the two areas, one representative would be appropriate.

RESOLVED:

That one representative from Higham Ferrers Town Council be invited to join the Rushden East Project Board.

(Reason – to make progress on masterplanning Rushden East)

301. PLANNING POLICY WORK

The Planning Policy and Conservation Manager presented an update on the work being undertaken by the Planning Policy and Conservation team.

The Committee requested that an update of progress against the work plan be submitted to the next meeting of the Committee.

Chairman

DEVELOPMENT CONTROL COMMITTEE

Date: 18 December 2013

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Wendy Brackenbury Bob Nightingale
Roger Glithero JP Ron Pinnock
Glenn Harwood MBE David Read
Dudley Hughes JP Philip Stearn
Barbara Jenney Robin Underwood
Andy Mercer Peter Wathen

302. MINUTES

The minutes of the meeting held on 27 November 2013 were approved and signed by the Chairman, subject to the inclusion of the apologies of Councillor David Read.

303. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Derek Capp, Marika Hillson, Brian Northall and Anna Sauntson

304. DELEGATIONS TO HEAD OF PLANNING SERVICES

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

EN/10/01428/FUL	Raunds Car Wash
EN/13/01072/REM	Station Road, Higham Ferrers
EN/13/01073/FUL	Pond adjacent to A6
EN13/01359/FUL	110 Higham Road, Rushden
EN13/00438/FUL	Transit Site, Caldecott

RESOLVED:

That the contents of the report be noted.

305. 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 from for an extension in respect of two applications EN/07/00062/OUT (Wharf Road, Higham Ferrers) and EN/12/01368/FUL (Glaphorn Road, Oundle) until the end of January 2014.

RESOLVED:

1. That the report be noted.
2. That extensions in respect of EN/07/00062/OUT and EN12/01368/FUL until the end of January 2014 be approved.

306. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

a. Declarations of Interest

Councillor Glenn Harwood MBE declared that he recognised a number of the names of members of the public who had registered to speak at the meeting.

b. Informal Site Visits

Councillor Gill Mercer indicated that she had driven past the site of 110 Higham Road, Rushden (EN/13/00301/FUL) earlier that day.

307. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- i) **Councillor Adrian Dale** – 12/01282/FUL – Hollywell Farm, Chelveston Road, Stanwick (on behalf of Chelveston Parish Council)
- ii) **Councillor Amanda Michel** - 12/01282/FUL – Hollywell Farm, Chelveston Road, Stanwick (on behalf of Stanwick Parish Council)
- iii) **Mr Graham Hill** - 12/01282/FUL – Hollywell Farm, Chelveston Road, Stanwick (Objector)
- iv) **Mr James Holloway** - 12/01282/FUL - Hollywell Farm, Chelveston Road, Stanwick (Applicant)
- v) **Councillor Eloise Lucille** – 12/01282/FUL – Hollywell Farm, Chelveston Road, Stanwick (Ward Councillor)
- vi) **Mr Ian Mitchell** – 13/01644/REM - Rushden Hospital, The Drive, Rushden (Applicant)
- vii) **Miss C Willis** – 13/00301/FUL 110 Higham Road, Rushden (Objector)
- viii) **Councillor Peter Stephens** – 13/01228/FUL – Stables, Slipton Lane, Sudborough (on behalf of Sudborough Parish Council)
- ix) **Mr Darren Allen** – EN13/01612/REM – Land to the rear of 264 Wellingborough Road, Rushden (Agent for the applicant)

308. 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) 12/01288/FUL – Hollywell Farm, Chelveston Road, Stanwick, Northamptonshire (page 359)

The committee considered a report detailing an application for the installation of a 500kW wind turbine with a maximum hub height of 50m, blade diameter of 54m and maximum height to the blade tip of 77m, plus transformer station at base of turbine and all ancillary works.

Members noted that Chelveston-cum-Caldecott Parish Council, Stanwick Parish Council, Higham Ferrers Town Council and Raunds Town Council had raised objections and further noted that eighty three letters of objection had been received from residents of Stanwick, Chelveston, Yeldon and Raunds. Members also noted that six letters of support had been received from residents of Stanwick and Raunds.

The committee considered the additional representations detailed within the update report, which was circulated at the meeting, along with an update on negotiations between the applicant's agent and the Ministry of Defence, further information on wind speed and output, the reasoning for the timing of the application being considered by committee, the application of recent guidance on planning practice for renewable and low carbon energy, as well as additional commentary on the designation of the site and noise levels.

The committee **agreed to refuse** the application on the grounds of loss of visual amenity for the local community, residents and recreational walkers, cumulative impact arising from a further turbine between two existing wind farms and an outstanding objection from the Ministry of Defence, with the authority for the wording of the refusal notice being delegated to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and local Ward Members.

(ii) 13/01644/REM – Rushden Hospital, The Drive, Rushden (page 359)

The committee considered a reserved matters application for access, appearance, layout and scale for 96 dwellings and associated works, and demolition of existing buildings on part of the land covered by outline approval 10/01017/OUT. Outline planning permission for up to one hundred and twenty five dwellings and an NHS resource centre had been approved by the committee in July 2012.

Members noted that five letters of objection had been received from local residents.

The committee noted the revised recommendation that was detailed within the update sheet circulated at the meeting, which also summarised the minor changes to the plans. Members also noted the additional comments received from the Design Officer from the North Northamptonshire Joint Planning Unit, Northamptonshire Police, the council's Housing Strategy team and the Highways Authority. Further recommended conditions were considered within the update report.

The committee **agreed to delegate** authority to the Head of Planning Services to grant permission, subject to the council's Arboricultural Officer being satisfied in respect of the arboricultural details, and subject to the conditions recommended in the report and the update report.

(iii) 13/00301/FUL – 110 Higham Road, Rushden (page 360)

The committee considered a report regarding the installation of two condenser units to the rear elevation (retrospective). The application had been brought before the committee at the request of Councillor A Mercer.

Members noted that nine letters of objection had been received from neighbours and noted the clarification in respect of the noise report 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, with an amendment being made to condition 2 that stipulates either a 20dB noise reduction or 5dB below background level, with authority to finalise the wording of the condition being delegated to the Head of Planning Services in consultation with the Chairman, Vice-Chairman and Ward Member.

(iv) 13/01228/FUL – Stables, Slipton Lane, Sudborough, Northamptonshire (page 360)

The committee considered a report detailing a revised location of barns pursuant to application 09/00546/FUL. The application had been brought before the members as the original application had been refused by the Development Control Committee. The application had been approved by the Planning Inspectorate at appeal.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the update report and an informative to secure additional screening for the re-sited development. The committee also specified that in agreeing the details of lighting particular attention should be given to ensuring the lights are shielded and at a low height to prevent glare to motorists.

(v) 13/01585/FUL – High Beech, 8 Hayway, Rushden, Northamptonshire (page 361)

The committee considered a report detailing an application for the demolition of an existing building and erection of five detached two storey dwellings. The application had been brought before the committee at the request of the local Ward Member.

Members noted the amended recommendation detailed within the update report, which was circulated at the meeting, along with comments received from the council's Waste Manager, the Highways Authority and local residents.

The committee **agreed to delegate** authority to the Head of Planning Services to grant the application, subject to the conditions detailed within the officer's report and the update report and no new or significant adverse comments being raised by consultees.

(vi) 13/01612/REM - Land to rear of 264 Wellington Road, Chestnut Close, Rushden, Northamptonshire (page 362)

The committee considered a reserved matters application for the erection of five dwellings, access, appearance, landscaping, layout and scale pursuant to outline permission 12/00473/OUT dated 5 July 2012. The application had been brought before the committee at the request of Councillor A Mercer.

Members noted the additional information in respect of additional planning applications on 'The Paddocks' detailed within the update report that 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.

309. FINAL DISPOSAL OF PLANNING APPLICATION

The committee considered a report from the Planning Development Manager which requested approval to dispose of three old planning applications under the provisions of the 2010 Development Management Procedure Order.

The Order set out the circumstances in which an application may be "finally disposed of" when both the statutory period for determination and the subsequent period for appeal against non-determination have passed. It was reported that future reports in respect of planning applications would seek delegated authority from the committee for applications to be refused or finally disposed of if legal agreements were not completed within a specified time frame.

The report set out three applications (EN/08/00789/FUL, EN/10/02223/FUL and EN/12/00462/FUL) which were considered unlikely to be progressed by the applicant or their agent, having already been submitted a long time ago.

RESOLVED:

1. That the report be noted.
2. That the applications EN/08/00789/FUL, EN/10/02223/FUL and EN/12/00462/FUL be disposed, in accordance with the provisions of the Development Management Procedure Order 2010.

Chairman

List of Applications Determined By

DEVELOPMENT CONTROL COMMITTEE - 18 December 2013

12/01282/FUL

Date received Date valid Overall Expiry Ward
3 August 2012 7 August 2012 2 October 2012 Stanwick

Applicant **Mr James Holloway**

Agent **J H Walter - Mr Stephen Catney**

Location **Hollywell Farm, Chelveston Road, Stanwick, Northamptonshire.**

Proposal **The Installation of a 500kW wind turbine with maximum hub height of 50m, blade diameter of 54m and maximum height to the blade tip of 77m. Transformer station at base of turbine and all ancillary works**

Decision Overturned permission refused

The recommendation was overturned and permission REFUSED, for loss of visual amenity for recreational walkers and residents and cumulative landscape and visual impact. The Head of Service suggested that the above reasons were all part of one single reason and that a second reason for refusal should be the MOD's outstanding objection, noting that this reason may fall away if the objection is overcome.

The reasons for refusal should be drafted in consultation with the Chairman, Vice Chairman, Councillor Harwood, Councillor Lucille and the Head of Planning.

13/01644/REM

Date received Date valid Overall Expiry Ward
30 September 2013 17 October 2013 16 January 2014 Rushden Sartoris

Applicant **Kier Group PLC - Mr Ian Mitchell**

Agent **RDC LLC Ltd - Mr Mark Preston**

Location **Rushden Hospital, The Drive, Rushden, Northamptonshire.**

Proposal **Reserved matters: Access, appearance, layout and scale for part of the land covered by the outline approval only (consisting of 96 dwellings with associated works and demolition of existing buildings) following outline application 10/01017/OUT - 'Outline: Erection of a NHS Resource Centre, creation of up to 125 dwellings with associated open space, space for educational use by South End Infant School, removal of four trees covered by TPO, new access roads and alterations to existing internal road layout (All matters reserved)' dated 16.07.12**

Decision Recommendation to permit accepted. Delegated to Head of Planning Services for approval, subject to the Tree Officer being satisfied with the submitted tree details.

13/00301/FUL

Date received	Date valid	Overall Expiry	Ward
21 February 2013	23 September 2013	18 November 2013	Rushden Spencer

Applicant **Mrs Jegatheeswaran**

Location **110 Higham Road, Rushden, Northamptonshire, NN10 6DF.**

Proposal **Installation of two condenser units to rear elevation (retrospective)**

Decision Resolved to **GRANT**, subject to an amendment to condition 2 that stipulates either a 20dB noise reduction or 5dB below background level. The wording of the condition is delegated to the Head of Planning Services in conjunction with Chairman, Vice Chairman and Ward Members.

13/01228/FUL

Date received	Date valid	Overall Expiry	Ward
17 July 2013	29 July 2013	23 September 2013	Lyveden

Applicant **Miss Ruth Quartly**

Agent **Wythe Holland Partnerships LLP**

Location **Stables, Slipton Lane, Sudborough, Northamptonshire.**

Proposal **Revised location of barns pursuant to application 09/00546/FUL: 'Change of use of the land for equestrian breeding/training purposes and the erection of 1 equestrian barn, 1 dual purpose agricultural / equestrian barn, horse walker, lunge pit, ménage, landscaping and associated access's allowed at appeal under reference APP/G2815/A/09/2109452/NWF dated 14.12.09**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans, drawing no's: '11'and '12' received by the local planning authority on the 17 July 2013 and drawing no: '13A' received by the local planning authority on 13 November 2013.

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

2. Notwithstanding the submitted details, this planning permission extends only to the re-siting of the two barns, new planting and lighting.

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

development is carried out as permitted.

3. Within 6 weeks of the date of this planning permission, details of the provision to be made for the on-site storage and disposal of animal waste shall have been submitted to and approved in writing with the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard public health

4. All planting shall be carried out in accordance with drawing no: '13A', received by the local planning authority on 13 November 2013, within the first planting season following the date of this planning permission. Any trees which, within a period of five years from the date of the determination of this planning permission, 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 reasonably satisfactory standard of development which is not detrimental to the visual amenity of the area.

5. All external lighting shall be so positioned and/or screened such that it does not cause glare to drivers on the adjoining highway

Reason: In the interest of highway safety.

6. Notwithstanding the submitted details, all lighting labelled 'EL:1' on drawing number '13A', received by the local planning authority on 13 November 2013, shall be limited to use between 7am and 7pm only

Reason: In the interest of residential amenity.

7. Notwithstanding the submitted details, the exact position, height and angling as well as precise lighting details shall be submitted to and agreed in writing with the local planning authority prior to the installation of any further external lighting.

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

8. Notwithstanding the submitted details, sight lines shall be retained to give visibility along the road over a distance of at least 160m in both directions, from a point measured 2.4m back along the centre line of the vehicle access. These dimensions are measured from and along the nearer edge of the carriageway.

Reason: In the interest of highway safety.

9. No burning of waste shall occur on site at any time.

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

13/01585/FUL

Date received	Date valid	Overall Expiry	Ward
19 September 2013	14 November 2013	9 January 2014	Rushden Spencer

Applicant **Mr N Wadforth**

Agent **Greenspace Solutions Ltd - Mr S Bratby**

Location **High Beech, 8 Hayway, Rushden, Northamptonshire.**

Proposal **Demolition of existing building and erection of five detached dwellings**

Decision Resolved to delegate authority to Head of Planning to **GRANT** permission as per the recommendation, subject to no new substantive comments being raised by consultees.

13/01612/REM

Date received	Date valid	Overall Expiry	Ward
24 September 2013	17 October 2013	12 December 2013	Rushden Spencer

Applicant **Mr A Stevens**

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

Location **Land To Rear Of 264 Wellingborough Road, Chestnut Close, Rushden, Northamptonshire.**

Proposal **Reserved Matters: Erection of five dwellings: access, appearance, landscaping, layout and scale pursuant to outline permission 12/00473/OUT dated 5.7.12**

Decision Application Permitted

Conditions/Reasons:

1. Notwithstanding the submitted details and prior to the commencement of development, details shall be submitted to and agreed in writing by the local planning authority which shows the finished floor levels and ridge heights of the dwellings in relation to the existing and proposed levels of the site and the surrounding land and ridge heights of surrounding properties. The dwellings 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.
2. Notwithstanding the submitted details and prior to the commencement of development, the following access details shall have been submitted to and approved in writing by the local planning authority:-
 1. Positive drainage to prevent the unregulated discharge of surface water onto the adopted highway.
 2. Pedestrian visibility splays of 2.0m x 2.0m shall be provided on both sides of each individual vehicular access. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.
 3. The vehicular accesses 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.
 4. The private driveways shall be hardsurfaced for the first 5 metres behind the highway boundary (measured from back of verge).
Development shall be carried out in strict accordance with the approved details and approved vision splays retained thereafter.
Reason: In the interests of highway safety.
3. Notwithstanding the submitted details, a Tree Protection Plan for the onsite and neighbouring trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with

BS5837:2012 Trees in relation to design demolition and construction. The Plan shall refer to the retention of the existing trees along the shared eastern boundary (between the application site and the adjacent flats) in particular and the development shall thereafter be carried out in accordance with the submitted details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on site.

4. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 17/10/13 and 24/08/13, plans: DCS-517-002 Rev B, DCS-517-003 Rev C, DCS-517-001 Rev C and Location Plan .

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