

DEVELOPMENT CONTROL COMMITTEE

Date: 17 February 2010

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - Pauline Bradberry (Chairman)
Gill Mercer (Vice Chairman)
Andy Mercer (Leader of the Council)

Albert Campbell
Lisa Costello
Roger Glithero JP
Glenn Harwood MBE
Sylvia Hughes
Brian Northall
Ron Pinnock

John Richardson MBE
Anna Sauntson
Phillip Stearn
Robin Underwood
Pam Whiting
Clive Wood

PART A ITEMS

355. MINUTES

The minutes of the meeting held on 27 January 2010 were approved and signed by the Chairman.

356. APOLOGIES FOR ABSENCE

No apologies were received.

357. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Interests

Members declared personal interests in the applications below as indicated. They remained in the meeting and took part in the discussion and voting when the respective application was considered.

Member	Application	Nature of Interest
Roger Glithero	EN/09/01014/FUL	Knows the public speaker on the application.
Pauline Bradberry	EN/09/013812/FUL	Knows the public speaker on the application.

(b) Informal Site Visits

No informal site visits were declared.

358. PUBLIC SPEAKERS

The following people spoke on the applications as indicated: -

- (i) Mr J Harrison and Mr T Pateman on application EN/09/01014/FUL - 17 Chancery Lane, Thrapston.
- (ii) Mrs J Dawe and Mr A Middleditch on application EN/09/01411/FUL - Land south of The Hollies, Peg Lane, Denford.
- (iii) Mr B Nightingale and Mr A Stevenson on application EN/09/01795/FUL – Land between 58 to 68 Wellingborough Road, Irthlingborough.
- (iv) Mr C Fletcher on application EN/09/01812/FUL – 52 Stamford Road, Easton on the Hill.

359. PLANNING APPLICATIONS

The Committee considered the schedule of applications and recommendations of the Head of Planning Services, with updated information on some of the applications and representations made by public speakers at the meeting.

The applications where the Committee had agreed with the Officer's recommendations to grant or refuse are indicated under (a) and (b) below, and where the application had been deferred under (c) below. The full decision on the applications are included (on the page indicated) in the Appendix to these minutes.

(a) Applications Granted

(i) **EN/09/01411/FUL** – Land South of The Hollies, Pegs Lane, Denford (see page 508)

Drainage issues, including the neighbour's private drain running through the site were discussed and it was

Granted with the conditions as reported.

(ii) **EN/09/01795/FUL** – Land Between 58 to 68 Wellingborough Road, Irthlingborough (See Page 511)

The following concerns with this application were discussed:

- The principle of development and whether there would be too many affordable houses in Irthlingborough if this development proceeded
- An old underground tunnel previously used for mining iron ore ran under the site
- The proximity of existing overhead power cables to proposed dwellings which crossed the site.

Members were assured that these issues would not affect the viability of the development because: extra affordable housing was required in Irthlingborough; no dwellings would be built above the tunnel; and dwellings were safely positioned the required distance away from any overhead cables

It was noted that there would be a £2million grant from the Government towards this scheme for affordable housing if it proceeded and it was

Granted with the conditions as reported, subject to the completion of a Section 106 Agreement for contributions towards education, affordable housing and public open space; an amendment to Condition 10 regarding a Travel Plan; and an extra condition regarding noise mitigation measures.

(iii) **EN/09/01812/FUL** – 52 Stamford Road, Easton on the Hill (see page 515)

The suitability of the property for the proposed development was discussed, including: structural soundness of the existing barn and its suitability as a dwelling; vehicle access onto the site from The Nook; and possible affect on nearby dwellings and it was

Granted with the conditions as reported.

(c) **Applications Refused**

EN/09/01014/FUL – 17 Chancery Lane, Thrapston (see page 507)

It was reported that an appeal for non-determination had been received and that the Council could not determine the application. However, the Committee was requested to indicate what its decision would have been if the appeal had not been received, and if Members agreed with the Officers recommendation and were minded to refuse the application, the reasons for refusal be determined.

The following issues were considered by the Committee before making a decision:

- The appeal against non-determination submitted by the applicant
- Potential flooding at the site
- The possible archaeological importance of the site
- The cramped nature of the proposed development – five dwellings were considered to be too many for the site and would have an overbearing appearance on existing properties in Chancery Lane
- The access to the site, particularly for refuse vehicles, and lack of turning space for cars within the site.

Had they been able to determine the application, the Committee would have **Refused** it with the five reasons included within the submitted report.

(c) **Applications Deferred**

EN/09/00935/FUL – 10 Hautboy Lane, Warmington (See page 507)

It was noted that Environmental Health Officers were satisfied that the information submitted by the applicant regarding the potential noise nuisance issue had been satisfactorily resolved and that this reason for refusal could be removed. However, Members still had some concerns that the proposal could have an unacceptable overbearing and dominating impact on the streetscene and it was agreed that a site visit be undertaken to evaluate the location of the existing property in relation to the other dwellings in Hautboy Lane.

Deferred for a formal site visit at 9.30am on Tuesday 23 February.

RESOLVED:

That the above planning applications be dealt with as indicated in the Appendix to these minutes at pages 507 to 517.

360. APPEAL DECISION MONITORING REPORT

Members noted the report submitted by the Head of Planning Services monitoring the Council's planning appeal decisions from 4 to 22 January 2010.

Chairman

**List of Applications Determined by
DEVELOPMENT CONTROL COMMITTEE - 17 February 2010**

EN/09/00935/FUL

Date received	Date valid	Overall Expiry	Ward
17 June 2009	17 June 2009	12 August 2009	Lower Nene

Applicant **Mr J Bell - Bells Butchers**

Agent **W R Griffin Associates**

Location **10 Hautboy Lane, Warmington.**

Proposal **Change of shop front, first floor and single storey rear extension to private living accommodation (Re-submission of EN/08/02146/FUL).**

Decision Application Deferred for a formal site visit on Tuesday 23 February at 9.30am.

EN/09/01014/FUL

Date received	Date valid	Overall Expiry	Ward
29 June 2009	22 September 2009	17 November 2009	Thrapston Lakes

Applicant **Mr D McAuley**

Agent **Toby Pateman Architects**

Location **17 Chancery Lane, Thrapston.**

Proposal **Five unit residential development within curtilage of 17 and 19.**

Decision Had they been able to determine the application, the Committee would have Refused it with the five reasons included within the submitted report.

Reasons:

1. The development would have a layout that is unacceptably cramped; the dwellings and their associated parking areas would be closely positioned together and the dwellings would have limited surrounding garden spaces. The proposed development would result in an unsatisfactory relationship within the site and with the existing residential properties along Chancery Lane (in particular Nos.17 and 19 Chancery Lane) due to difference in levels, the proposed means of access and congested parking and access layout. Overall, the proposal would result in an unsatisfactory and contrived form of development. For these reasons, the development is contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy, Policy 2 of the Rural North, Oundle and Thrapston Plan (Emerging Policy); Design SPD 2009, and guidance contained in PPS1: Sustainable Development and PPS3: Housing.
2. In addition, the proposed dwellings, by reasons of their mass, building form, design and detailing are visually unsatisfactory and are considered out of keeping with the character and style of surrounding development. The development would poorly relate with the context of the site and the surrounding area and would fail to respect and enhance the character of its surroundings. For these reasons, the development is contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy, Policy 2 of the Rural North, Oundle and Thrapston Plan (Emerging Policy);

Design SPD 2009, and guidance contained in PPS1: Sustainable Development and PPS3: Housing.

3. The proposed means of access is considered contrived and would create an unsatisfactory relationship with the existing properties, Nos. 17 and 19 Chancery Lane, due to the movement of vehicles entering and leaving the site and the potential conflict with the parking areas proposed at the front of the existing properties. If allowed, the development would compromise the residential amenities of the present occupiers and would also be detrimental to the residential amenities of the future occupiers of these properties. The development, therefore, is considered contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
4. PPS25 aims to steer development to areas at the lowest probability of flooding (Zone 1). Residential development is defined as a "more vulnerable" use, and part of the site is located within Flood Zone 2. The applicant however has failed to demonstrate that there are no other reasonably available sites that could be considered as being appropriate and suitable for the development proposed. They have provided no evidence to enable the Local Planning Authority to carryout the required Sequential Test.
5. The site is found to be a potentially significant site where archaeological remains are likely to be present and the applicant has failed to assess the archaeological significance of the site and give the required level of consideration to archaeology as required by PPG16: Archaeology and Planning. As such, the proposal is contrary to the advice contained within PPG16.

EN/09/01411/FUL

Date received	Date valid	Overall Expiry	Ward
4 September 2009	7 September 2009	2 November 2009	Thrapston Market

Applicant **The Higham Family**

Agent **Henry H Bletsoe & Son**

Location **Land South Of The Hollies, Pegs Lane, Denford.**

Proposal **Erection of two houses.**

Decision Application Granted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to commencement of the development hereby permitted, full details and samples of the external facing and roofing materials of the buildings shall be submitted to and be approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory elevation for the development.
3. Notwithstanding the submitted details, and before commencement of the development hereby approved, full details of the works proposed to the front boundary wall to Pegs Lane shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details of the design, construction details and full details and samples of materials to be used in the development. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory elevation for the development and in the interest of the character and appearance of the area.

4. The boundary screening details shown on drawing numbers: 663-5 Revision 1 and 663-6 Revision 1 shall be provided prior to the first occupation of the dwellings hereby permitted and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

5. A scheme securing the provision of off-road parking for the principle dwelling (The Hollies) shall be submitted to and be agreed in writing by the Local Planning Authority and this scheme shall be implemented in accordance with the details so approved prior to any work commencing on this planning permission and be thereafter retained.

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

6. In accordance with the details shown on drawing number: 663-1 Revision 1, the vehicular access hereby permitted shall be laid to a width of 4.5 metres for the first 10.0 metres back from the highway boundary and pedestrian visibility splays of 2.0m x 2.0m shall be provided on both sides of the 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.

Reason: In the interest of highway safety.

7. The vehicular access 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. Prior to the first occupation of the development hereby permitted this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.

Reason: In the interest of highway safety.

8. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification), any gates or other form of barrier provided at the access point shall be positioned 5.0 metres back from the highway boundary and shall be hung to open inwards only.

Reason: In the interest of highway safety.

9. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, an Arboricultural Method Statement shall be submitted to and be approved in writing by the Local Planning Authority. This statement shall be in accordance with BS5837: 2005 and the development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on site.

10. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, details of no dig method construction for the driveway portion that runs south of the Monkey Puzzle located in the neighbouring garden of the Hollies to the north of the site, shall be submitted to and be approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the neighbouring site.

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

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

12. 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 shall have been submitted to and be approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard public health, in the interest of residential amenity and in the interest of highway safety.
13. Prior to the occupation of the dwelling hereby permitted, a copy of the Final Certificate (or any replacement for this) shall be provided to the Local Planning Authority to demonstrate that the units have been constructed to achieve a minimum under the Code for Sustainable Home of Code Level 1, the relevant BREEM and Code for Sustainable Home Level, and any replacement standards, 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 PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
14. Prior to the first occupation of House 1, the first floor stairway window in the south elevation of House 1 shall be provided with obscure glazing in such a manner that would eliminate any overlooking of the adjacent premises, and this obscure glazing shall be retained permanently.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
15. Prior to the first occupation of House 2, the first floor bedroom window (Bedroom 1), and two first floor en-suite windows located on the north side elevation shall be provided with obscure glazing in such a manner that would eliminate any overlooking of the adjacent premises, and this obscure glazing shall be retained permanently.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows, other than that shown on the plans hereby approved, shall be inserted at the first floor level in the south facing elevation of House 1 hereby permitted.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows, other than that shown on the plans hereby approved, shall be inserted in the north facing elevation of House 1 hereby permitted.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
18. Prior to commencement of development hereby permitted, a refuse and recycling collection strategy to include details of the location and design of an external bin store for the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.
Reason: To ensure a satisfactory standard of development and form of refuse collection.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.
Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.
20. The development shall be carried out strictly in accordance with the amended details received by the Local Planning Authority on 20th November 2009, drawing numbers: 663-1 Revision 1, 663-2

Revision 1, 663-3 Revision 1, 663-4 Revision 1, 663-5 Revision 1, 663-6 Revision 1.

Reason: To ensure a satisfactory form of development and to clarify the terms of this consent.

EN/09/01795/FUL

Date received	Date valid	Overall Expiry	Ward
9 November 2009	3 December 2009	4 March 2010	Irthlingborough John Pyel

Applicant **Mulberry Partnerships Ltd**

Agent **RDC Ltd - Mr A Stevenson**

Location **Land Between, 58 - 68 Wellingborough Road, Irthlingborough.**

Proposal **Erection of forty nine dwellings with associated roads, infrastructure and public open space.**

Decision **Granted with the conditions as reported, subject to the completion of a Section 106 Agreement for contributions towards education, affordable housing and public open space; an amendment to Condition 10 regarding a Travel Plan; and an extra condition regarding noise mitigation measures.**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004
2. Notwithstanding the submitted information prior to the commencement of development details of existing levels of the site in relation to adjoining land levels and proposed levels including finished floor levels shall be submitted to and agreed with the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.
Reason: In the interest of amenity, as the site is to be re-graded and the submitted information suggests that the proposed level contours are indicative.
3. Prior to the commencement of development details of all external materials shall be submitted to and approved by the Local Planning Authority in writing. In addition, sample panels of brickwork shall be constructed on site prior to the commencement of development. Development shall be carried out in accordance with the approved details.
Reason: In the interest of amenity
4. Prior to the commencement of the development hereby permitted, details of the location, height, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the dwelling(s). Such approved details shall be erected and retained in perpetuity thereafter.
Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy.
5. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. The scheme shall include an implementation schedule.
The scheme shall also include the use of native, local provenance species in particular those which provide autumn/winter food sources for birds and habitats for invertebrates. In addition replacement habitats for invertebrates should be integrated into the landscaping scheme, including

partially buried log piles (utilising suitable resulting timber from site clearance works) and sand posts. In addition a landscaping management plan including provision for the maintenance of habitats in a favourable condition for biodiversity should be submitted and approved by the authority prior to commencement of the development.

Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.

6. Prior to the commencement of development a scheme for lighting the private parking areas, footpaths and areas of public open space shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.

Reason: In the interest of amenity and crime prevention.

7. At least 10% of the demand for energy shall be met on site and renewably/from a decentralised renewable or low-carbon energy supply (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007). Prior to the commencement of development details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

8. Notwithstanding the submitted details, a Tree Constraints Plan, Tree Protection Plan and an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All details hereby required shall be in accordance with BS5837: 2005 and the method statement shall include (but not be limited to) a specification for the construction of the footpath through the spinney to west of the site and detail proposed management works required to maintain the woodland structure. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the protection of trees on site

9. All vegetation clearance at the site shall only take place outside the bird breeding season of between March to August inclusive.

Reason: To ensure adherence to legislation regarding protected species in line with the Wildlife and Countryside Act and to provide biodiversity mitigation and enhancements in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.

10. The development hereby permitted shall be brought forward in total accordance with the agreed Travel Plan for the site dated November 2009 and with reference EM/E/16365/BS.

Reason: In order to mitigate the use of the private car and promote the use of sustainable modes of transport in accordance with guidance in PPG13 'Transport.'

11. Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority and provision of the fire hydrants shall be made in accordance with the scheme and timetable.

Reason: To ensure a satisfactory form of development.

12. Further to section 5.5.9 of the ecological appraisal, and in line with paragraph 14 of Planning Policy Statement (PPS) no. 9, artificial nesting and roosting opportunities for bat species including Pipistrelle sp., and bird species; swift *A. apus*, starling *S. vulgaris* and house sparrow *P. domesticus* should be integrated into the construction plans. Such details shall be submitted to and agreed in writing with the Local Planning Authority. The details shall thereafter be installed as agreed.

Reason: To protect ecological interests.

13.No building works which comprise the erection of a building required to be served by water services shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented prior to the occupation of any buildings within the relevant phase(s) of the development.

Reason: To prevent flooding, pollution and detriment to public amenity and biodiversity through provision of suitable water infrastructure, irrespective of the provisions of Sections 94, 98 and 106 of the Water Industry Act 1991.

14.The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment undertaken by Woods Hardwick Infrastructure (ref – CSB/KM/E/16365/B4).

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

15.Prior to the commencement of development, all made ground in soakaway locations, detailed in Appendix 7 and 8 of the Flood Risk Assessment undertaken by Woods Hardwick Infrastructure (ref – CSB/KM/E/16365/B4), shall be removed and replaced by uncontaminated soil.

Reason: To prevent pollution of controlled waters.

16.Piling using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect controlled water quality.

17.Prior to the commencement of development details of the proposed traffic calming measures within the site shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall thereafter be implemented prior to first occupation of the dwellings hereby approved.

Reason: In the interests of highway safety.

18.Prior to the commencement of development cross sectional details required of the balancing pond shall be submitted to and agreed in writing with the local planning authority.

Reason: To ensure that no water is retained within 5.0m of the adopted highway.

19.Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the local planning authority: -

1. Hard surface materials to form the estate street.
2. Means of drainage throughout the estate street and measures to prevent the unregulated discharge of surface water onto the adopted highway throughout the estate street.
3. Maximum gradient from the highway boundary 1 in 15 in the positive or negative direction.
4. Provision of vehicle visibility splays at the junction with the public highway and forward visibility splays within the estate street.
5. Pedestrian splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular access. These measurements are taken along and to the rear of the highway boundary within the curtilage of the site. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above the carriageway level.
6. Traffic Calming measures to enable imposed control to a maximum speed of 20mph.
7. Street lighting throughout the estate street.

The subsequent submitted details shall illustrate a carriageway which is to the local highway authority's adoptable standard. The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the local planning authority prior to the commencement of development. Development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter.

Reason: In the interests of highway safety.

20.No development shall commence until a scheme of kerbing and surfacing works throughout the frontage of the site and additional measures to control vehicle visibility within Wellingborough Road

to aid pedestrian and vehicle movement ry has been submitted to and approved in writing by the local planning authority. No development shall commence until a timetable for the completion of offsite improvement works has been submitted to and approved in writing by the local planning authority. The approved access road shall not be used to provide means of access to new residents until such time as the works have been completed in accordance with the approved details and timetable.

Reason: In order to ensure that offsite pedestrian improvements are completed in the interests of highway and pedestrian safety and convenience to users of the public highway.

21. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing: -

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

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

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

22. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA.

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

Reason: To ensure the proposed remediation plan is appropriate.

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

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

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

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

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

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

26. Prior to commencement of development, a scheme for the mitigation of noise for the north western boundary of the site shall be submitted to and approved in writing with the Local Planning Authority. The scheme must include details of height, construction material, visual appearance and expected attenuation. The attenuation provided by the barrier must apply across all octave bands. The approved scheme shall be installed prior to first occupation of the dwellings hereby approved and retained in perpetuity.

Reason: In order to safeguard the amenities of the future occupiers

Date received Date valid Overall Expiry Ward
16 November 2009 23 November 2009 18 January 2010 Fineshade

Applicant **Mr B Bonney**

Agent **Jonathon Hartley Architectural**

Location **52 Stamford Road, Easton On The Hill.**

Proposal **Proposed barn conversion to form dwelling.**

Decision Application Granted

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 external facing and roofing materials to be used in the development shall match exactly those on the existing building (pantile for the roof and lime stone for the walls), unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory elevational appearance for the development and in the interest of preserving the character and appearance of the existing barn.
3. In accordance with the submitted details, the window and doors shall be in timber, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory elevational appearance for the development and in the interest of preserving the character and appearance of the existing barn.
4. Before commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the building is first occupied and shall thereafter be retained in perpetuity.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
5. Before commencement of the development hereby permitted, a elevational drawing to show details of the northern boundary of the site and shall include full details of the vehicular access and front boundary wall alterations, shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the character and appearance of the area and local visual amenity.
6. Pedestrian visibility splays of 2.0metre x 2.0metre shall be provided on both sides of the 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.
Reason: In the interest of highway safety.
7. The vehicular access 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. Prior to the first occupation of the development

hereby permitted, this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.

Reason: In the interest of highway safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification), any gates or other form of barrier provided at the access point shall be positioned 5.0 metres back from the highway boundary and shall be hung to open inwards only.)

Reason: In the interest of highway safety.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or other form of opening, other than that shown on the plans hereby approved, shall be inserted in the north, east and west facing elevation of the dwelling hereby permitted.

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

11. No development shall take place until there has been submitted to and be 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, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

13. Notwithstanding the submitted details, a full Tree Survey and Tree Constraints Plan for the onsite trees shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2005. The Tree Survey and Tree Constraints Plan shall be of a scale of no less than 1:500 and shall show the position, species, canopy spread and height of all existing trees within the site, indicating those to be retained and those proposed for felling. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with Section 197 of the Town and Country Planning Act 1990 and in the interest of visual amenity.

14. Notwithstanding the submitted details, a Tree Protection Plan for the onsite trees shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

15. Before commencement of the development hereby permitted, details of the surfacing of the vehicular access, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and be approved by the Local Planning Authority. The vehicular access and the parking facilities shall be laid out in accordance with the approved details prior to all other works commencing on site and the remaining hard-surfaced areas shall be provided in accordance with the approved details before the first occupation of the development. All hard surfaced areas shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the protection of on-site trees and visual amenity.

16. In accordance with the submitted application details, full details of the no dig construction method for the vehicular access and driveway portion shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that vehicle movements in and out of the site do not cause excessive soil compaction and root damage and to ensure the protection of trees on site.

17. Notwithstanding the submitted details and prior to commencement of the development hereby permitted, an Arboricultural Method Statement shall be submitted to and be approved in writing by the Local Planning Authority. This statement shall be in accordance with BS5837: 2005 and the development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on site.

18. 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, unless otherwise agreed in writing by the Local Planning Authority.

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

19. Before commencement of the development hereby permitted, a scheme detailing protection and enhancement measures for wildlife in accordance with Natural England's recommendations (letter dated 07.12.2009), shall be submitted to and be approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the proposed development on local wildlife.

20. Works and operations that involve modifications or alterations to the building(s), removal or other works to vegetation, shall be undertaken between September to March inclusive, and no works shall be carried outside of these months (March to September inclusive), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development on local wildlife and to ensure the development accords with PPS9.

21. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the details so approved, 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 PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.