## APPLICATIONS FOR DETERMINATION

### PLANNING MANAGEMENT COMMITTEE - 10 June 2015

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Outline: Erection of a single detached residential dwelling (all matters reserved)

Non material amendment to planning permission 12/00016/MIN/12/00506/NCC for importation of fill material in the Western sector to extend the "Landscaping Zone" by approximately 5HA
15/00376/FUL

332 Addington Road, Irthlingborough

Not Set
Committee Report

Printed: 28 May 2015

Case Officer Carolyn Tait

Date received 25 February 2015 Date valid 25 March 2015 Overall Expiry 24 June 2015 Ward Irthlingborough Parish Irthlingborough Waterloo

Applicant Mr M Perkins

Agent ADC - Mr A Nunn

Location 332 Addington Road Irthlingborough Northamptonshire NN9 5UT

Proposal Demolition of existing public house for the development of fifty six bedroom nursing home

This application is brought before Development Control Committee as it proposes a major development.

1 Summary of Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2 The Proposal

2.1 The application proposes the demolition of the existing public house and the erection of a 56 bedroom nursing home.

2.2 The proposal would measure approximately 51 metres in depth by 25 metres in width by 12.5 metres in height at the highest part. It would have three storeys and a basement area. It would be constructed from red brick, timber cladding, white render panels and a grey concrete tiled roof.

2.3 Twenty six parking spaces are proposed. Three of these would be allocated for disabled users. Cycle parking is also proposed. Soft landscaping would be located at the entrance of the site.

2.4 The basement would accommodate a kitchen, a laundry room, a prep room, two toilets and some storage space. The ground floor would accommodate 18 bedrooms, a meeting room, the main reception and office, a prep room, a kitchen, a lounge/dining room, a nurses’ office and a nurses’ station. The first floor would accommodate 20 bedrooms, a lounge area, a nurses’ office and a nurses’ station. The second floor would accommodate 18 bedrooms, a lounge area, a nurses’ office and a nurses’ station. Each bedroom would have an en-suite bathroom.

2.5 The application is supported by:
   - Ambient Noise Assessment
   - Planning Statement
   - Phase 1 Ecological Survey
   - Marketing information
   - Phase 1 Contamination Risk Assessment

Planning Management Committee 10 June 2015

Date printed
3 The Site and Surroundings
3.1 The application site is located on the edge of Crow Hill housing estate. Crow Hill forms part of Irthlingborough, but is separated from the main town by the A6.

3.2 The Crow Hill estate is situated to the south of the site and the remainder is surrounded by open countryside. The Frontier Centre (an outdoor activity resource) is located to the north of the site and there is a Site of Special Scientific Interest (SSSI) within 2km.

3.3 The site is accessed off Addington Road just within the 30mph speed limit restriction along this road. The road beyond this to the north is derestricted.

3.4 The site accommodates the former Crows Nest public house which closed its doors in 2012. The site is now derelict. There are two residential properties to the south.

4 Policy Considerations

4.1 National Planning Policy Framework
National Planning Practice Guidance

4.2 North Northamptonshire Core Spatial Strategy
Policy 1 - Strengthening the Network of Settlements
Policy 7 - Delivering Housing
Policy 9 - Distribution and Location of Development
Policy 10 - Distribution of Housing
Policy 11 - Distribution of Jobs
Policy 13 - General Sustainable Development Principles
Policy 14 - Energy Efficiency and Sustainable Construction

4.3 Emerging North Northamptonshire Joint Core Strategy
Policy 1 - presumption in Favour of Sustainable Development
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 6 - Development on Brownfield Land and Land Affected by Contamination
Policy 7 - Community Services and Facilities
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings and Allowable Solutions
Policy 22 - Delivering Economic Prosperity
Policy 23 - Distribution of New Jobs
Policy 29 - Distribution of New Homes

4.4 Other documents
Parking SPG
Planning Out Crime SPG
Local Highway Authority Standing Advice for Local Planning Authorities
CAMRA - Public House Viability Test

5 Relevant Planning History
5.1 85/01162/FUL Single storey rear extension. PERMITTED.

5.2 98/00211/FUL Double garage. PERMITTED.
5.3 04/00083/FUL Change of use from public house to residential. REFUSED. This application was refused as it would have resulted in the loss of a community facility without any justification for its loss.

5.4 11/01664/FUL Demolition of an existing public house and associated structures and the erection of a sixty five bedroom nursing home. WITHDRAWN. This application was withdrawn as the officers advised that the application was likely to be refused for a number of reasons. The officers felt that all issues could potentially be addressed so a number of discussions took place following the withdrawal of this application.

5.5 12/00767/FUL Demolition of an existing public house and associated structures and the erection of a sixty five bedroom nursing home. REFUSED. Planning permission was refused for four reasons. Firstly, the proposal would have resulted in the loss of a community facility, would have resulted in an overbearing impact, would have led to overlooking and insufficient noise information had been submitted. The application considered under this report is a re-submission of this previous application and has tried to address the previous reasons for refusal.

6 Consultations and Representations
6.1 Neighbours: No comments received.

6.2 Ithlingborough Town Council: No objection.

6.3 Viability Consultant: Comments can be summarised as:

- The Crows Nest is not a viable business in the longer term.
- The pub is in an unsuitable position to appeal to a quality caterer and logically its market is the Crow Hill Area of Ithlingborough.
- The economic indicators suggest that bar prices would be an important factor in driving trade but at the cost of reducing operating margins.
- The kitchen is small and suited to a limited bar snack type food offer rather than a more extensive menu.
- The property has been allowed to fall into a state of disrepair and the consequent investment required to re-open it would be a deterrent to the market.
- After allowing for finance costs and owners' remuneration the pub is incapable of making a sufficient surplus to attract the market.
- Whilst the property has been offered to the market on a leasehold basis it has not been marketed on a freehold basis by a reputable and competent agent and at a realistic price to reflect its non-trading status and lack of inventory. Were it to be offered, it is unlikely that a buyer would be found who wished to keep the property for its existing use.

6.4 Anglian Water: Comments can be summarised as:
- No assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
- The foul drainage from this development is within the catchment of Broadholme Water Recycling Centre that will have available capacity for these flows.
- The sewerage system at present has available capacity for these flows. If the developer wishes to connect to the sewerage network then they should serve notice under Section 106 of the Water Industry Act 1991.
- The agreed surface water strategy should be conditioned.
- An informative is recommended to advise the applicant of their requirements under the Water Industry Act 1991.

6.5 Environmental Protection (contamination): No objection subject to conditions to investigate and remediate contamination further.
6.6 Environmental Protection (all other matters): No objection subject to conditions.

6.7 Senior Planning Policy Officer: Comments ca be summarised as:
- It is essential that the viability evidence is robustly and independently analysed, in order to demonstrate that the business is genuinely unviable.
- Whilst the applicant has presented a range of evidence to demonstrate that the Crows Nest is unviable and no longer needed, recent changes over the past three years must also be taken into account. It may be argued that the recent population increase at Crow Hill, coupled with strong efforts to ensure that the pub in neighbouring Little Addington is not lost, mean that it will be difficult to definitively demonstrate that Crow Hill is genuinely no longer viable, no longer needed by the community and is not needed for any other community use.
- The application scheme does not fulfil the criteria of Policy 13 of the North Northamptonshire Core Spatial Strategy or the Emerging North Northamptonshire Joint Core Strategy.
- Planning Policy object to the proposal.

6.8 Environment Agency: No objection subject to recommended conditions.

6.9 Waste Planning Authority: No objection subject to conditions to ensure that policies 30 and 31 of the Minerals and Waste Local Plan are complied with.

6.10 Urban Design Officer: The proposed scheme is satisfactory.

6.11 Local Highway Authority: No comments received at the time of this report. Any comments will be reported on the update sheet.

6.12 Northamptonshire Police: Concerns with the proposal and the following points should be considered:
- The car park has no surveillance to protect visitor or staff vehicles and illumination is very limited in terms of security.
- Access control and security standards for all openings should be submitted and agreed.

6.13 Site notice posted: 27 March 2015 on a lamp post adjacent to the site.

6.14 Still awaiting comments from the Council's Senior Tree and Landscape Officer, Northamptonshire Fire and Rescue and the County Archaeologist. Any comments received will be reported on the update sheet.

7 Evaluation

7.1 The following considerations are relevant to the determination of this application.

7.2 Principle of development

7.2.1 The site is previously developed land as defined by the National Planning Policy Framework and therefore its redevelopment is considered acceptable in principle. However, the proposal would result in the loss of a public house which is considered to be a community facility. The Council's Planning Policy team has objected to the proposal on these grounds.

7.2.2 The National Planning Policy Framework makes it clear that local planning authorities should plan positively for the provision and use of community facilities, such as public houses, to enhance the sustainability of communities and residential environments. Local planning authorities should guard against the unnecessary loss of valued facilities and services and they should allow established facilities to develop and modernise in a way that is sustainable (paragraph 70). Therefore community facilities
are a valuable asset and help keep communities sustainable.

7.2.3 The NPPF also highlights that the Government is committed to securing economic growth in order to create jobs and that the planning system should do everything it can to support sustainable economic growth. This proposal could create up to 77 jobs and so would therefore be contributing to the economy.

7.2.4 The NPPF sets out that the purpose of planning is to help achieve sustainable development. It defines sustainable as ensuring better lives for ourselves whilst ensuring that this does not mean worse lives for future generations. It defines development as growth and continues to state that we must accommodate the new ways by which we will earn money. This includes housing a rising population which is living longer as things will be worse if they stagnate.

7.2.5 Policy 13(f) of the North Northamptonshire Core Spatial Strategy states that development should not lead to the loss of community facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new and existing community. On this basis East Northamptonshire Council has commissioned a viability consultant to carry out an assessment of the Crows Nest public house.

7.2.6 The viability consultant has carried out a detailed study and has concluded that the Crows Nest is not a viable business in the longer term. Therefore on balance and in this instance, the loss of a community facility and the replacement with a needed facility that will create jobs, is considered acceptable.

7.3 Visual impact

7.3.1 The site is located adjacent to the existing settlement of Crow Hill which is characterised by properties which are similar in their character and appearance. They were constructed around the 1950s with some more modern replacement properties having been constructed recently.

7.3.2 The existing Crows Nest pub reflects the character of nearby dwellings but at the same time stands out as being a building with a different use as the property is detached and within a large plot. The building has a larger footprint than those in the surrounding area and also has a car park to the front. This means that the Crows Nest public house forms a gateway feature and helps to identify Crow Hill.

7.3.3 The Urban Design Officer from the North Northants Joint Planning Unit is satisfied with the proposed design. The proposed roof form mirrors that of nearby dwellings and helps to emphasise this style of roofing as a common feature of the surrounding area.

7.3.4 The proposed building would be set back within the plot slightly to allow for parking. This set back distance would help to reduce the buildings prominence in the street scene.

7.3.5 Whilst the proposal is large in comparison to nearby properties, this building is not intended to be a residential dwelling, it is a nursing home and therefore should appear as a different type of building with its own unique identity. It is not necessary for the design to mirror that of nearby properties but to reflect the nearby character. This has been achieved.

7.3.6 This is a gateway site and the proposal reflects this. It enables the public to identify where they are. The size of the proposal allows the public to identify this building as having a different use to other properties. The proposal is institutional in appearance, which is what would be expected from a nursing home.
7.3.7 For the reasons stated above the proposal would comply with the NPPF in terms of its visual appearance as it would help raise the standard of design more generally in Crow Hill. It would also take the opportunity to improve the character and quality of the area and the way it functions by establishing that this is a building with a different use.

7.4 Impact on neighbouring amenity

7.4.1 The proposed building would be located closest to the neighbouring properties at No.43 Churchill Avenue and No's 328 and 330 Addington Road. It would be located approximately 16 metres away from the boundary of No.43 Churchill Avenue at the nearest point. No windows are proposed in the nearest part of the southern elevation and therefore no undue overlooking would occur to the occupiers of this property. There are some windows proposed in the south elevation but these would be located approximately 26 metres away at the nearest point and this distance is considered sufficient to prevent any undue overlooking. This is the same for the properties located at No's 328 and 330 Addington Road.

7.4.2 The proposed nursing home would be located to the north of these neighbouring properties and the distance of 16 metres, at the nearest point, would be sufficient to prevent any undue overshadowing or overbearing impact.

7.5 Impact on highway safety

7.5.1 The proposal accommodates 26 parking spaces, of which three are for disabled highway users. A dedicated cycle storage area has also been shown on the submitted plans.

7.5.2 Parking SPG sets out the maximum number of spaces required for each development type. For this type of development 2 spaces per 5 residents are required. The maximum number of residents that this development could house would be 56. Therefore the maximum number of spaces required would be 23. The proposal would comply with the guidance and would provide an additional three parking bays for disabled users.

7.5.3 Each parking bay would comply with highway safety standards and there would be sufficient space behind each bay to manoeuvre in and out.

7.5.4 At the time of writing this report the Local Highway Authority had not responded. They had asked for Travel Assessment to be provided. This has been provided and further comments are required. These will be reported on the update sheet. Should Highways raise an objection then the recommendation could be altered to reflect this.

7.6 Archaeology

7.6.1 The site is adjacent to important archaeological sites including Crow Hill Iron Age hillfort that was also settled in Roman and Saxon times and undated cropmarks immediately to the south east. The Addington Road may also follow the line of a former Roman road. For this reason, trial trenching was carried out at the site. A trial trench evaluation has been submitted as part of the application. No archaeological features were observed in the excavated trenches and no artefacts were recovered. Therefore the proposal would not result in any harm to archaeological remains.

7.7 Contamination

7.7.1 The whole of the Crow Hill estate, which includes the application area, falls within the boundary of the former Irthlingborough U D C sewage farm. This operated until the sewage treatment works was constructed some time between 1938 and 1950.
Treatment at sewage farms was by the settlement of solids from liquid. The sludge was then spread on the land, allowed to dry out and ploughed into the soil. The liquid was distributed by field irrigation. Therefore sewage farms tended to occupy large areas of land. The composition of the incoming effluent varied according to the local industry and could include heavy metals and organic compounds. These may accumulate in shallow soils but may be found at depth if the ground is highly permeable. Investigations carried out in the grounds of the sewage farm has shown the potential for contamination to be present that may affect the development. Therefore conditions are recommended for investigation and remediation works to be carried out.

7.8 Biodiversity

7.8.1 The site is located within 2km of a Site of Special Scientific Interest. A Phase I ecological survey has been submitted with the application. The survey considers that the works could proceed as proposed but it has outlined a number of recommendations that should be followed. These include:

- Avoiding vegetation clearance during the months of March to August inclusive;
- Having working practices in place, so that should any protected species be identified then all works stop immediately and an ecologist is contacted; and
- Biodiversity enhancement measures are incorporated with any proposals.

7.9 Waste

7.9.1 As the proposal is for a commercial development, private arrangements for waste collection would have to be made. A bin storage area has been shown to the front of the site away from neighbouring properties.

7.10 Crime and disorder

7.10.1 Northamptonshire Police are concerned about the security risks of the proposal. However, their concerns relating to window and door standards, secure entry and lighting can all be addressed by suitably worded conditions.

7.11 Developer contributions

7.11.1 The site is just over the threshold size for an education contribution. However, Northamptonshire County Council has not requested a contribution. In addition the proposed nursing home would not add any extra pressure on the existing educational facilities within Northampton.

7.11.2 The proposal does not meet the threshold for an open space contribution.

7.11.3 The proposal does not meet the threshold for library contributions.

8 Recommendation

8.1 That permission be GRANTED subject to the following conditions:

9 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. Prior to the commencement of development, details and samples of all proposed facing
materials shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and retained and maintained in perpetuity.
Reason: To ensure that a satisfactory elevational appearance can be achieved prior to the development commencing.

3. Notwithstanding the submitted details, no development shall commence until details to show the slab levels of the proposed buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves heights of properties on Addington Road and Churchill Avenue) 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 prior to the development commencing.

4. Notwithstanding the submitted information, prior to the first use of the development hereby permitted, full details of facilities for the secure and covered parking for bicycles shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details before the development is first brought into use.
Reason: To ensure the provision of adequate facilities.

5. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the local planning authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:
   a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.
   b) A site investigation shall be carried out to fully and effectively characterize the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.
   This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.
Reason: To ensure potential risks arising from previous site uses have been fully assessed before development commences.

6. 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.

7. 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.
8. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.
Reason: To provide verification that the required remediation has been carried out to the required standards.

9. If, during development, contamination not previously considered is identified, then the 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.

10. The development hereby permitted shall be carried out in accordance with the recommendations as set out in section 9 of the Phase 1 Ecological Survey received by the local planning authority on 18 March 2015. The local planning authority shall be notified once these measures have been put in place.
Reason: In the interests of biodiversity.

11. Prior to the commencement of development, a waste audit shall be submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of waste management and to ensure that waste is managed effectively during the construction phase.

12. Prior to the commencement of development, a waste management strategy shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of waste management and to ensure that waste is managed effectively during the construction phase.

13. Prior to the commencement of development, full details of all external lighting shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first use of the development hereby permitted.
Reason: In the interests of site security and crime prevention.

14. Prior to the commencement of development, full surveillance details for the approved car park area 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 prior to the first use of the development hereby permitted.
Reason: In the interests of site security and crime prevention.

15. Prior to the commencement of development, a scheme detailing the security of all new openings 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 prior to the first use of the development hereby permitted and thereafter retained in perpetuity.
Reason: In the interests of crime prevention.

16. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays.
Reason: To ensure the protection of the local amenity throughout construction works.

17. During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to
minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: to ensure the protection of the local amenity throughout construction works.

18. No demolition products (concrete, bricks, soil etc) shall be processed (crushed or sorted).

Reason: To ensure the protection of the local amenity throughout construction works.

19. Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud, refuse etc deposited on the road as a result of the development must be removed immediately by the operator/contractor.

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

20. Vehicles, including delivery vehicles, must not park outside the development site at any time of day or night. Vehicles must enter the site immediately and must leave the site in a safe and controlled manner. The public highway shall not be used as a holding area for deliveries. There shall be no contractor parking on the public highway at any time.

Reason: To ensure the protection of the local amenity throughout construction works.

21. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul drainage on and off site, has been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the details hereby approved. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

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

22. No infiltration of surface water into the ground is permitted other than with the express written permission 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. Soakaways should not be constructed in potentially contaminated ground.

23. Notwithstanding the submitted information, no development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a reasonable standard of development and visual amenity for the area before the development has begun.

24. Other than details requested by conditions above, the development hereby permitted shall be carried out in accordance with plans received by the local planning authority on 25 February 2015, 18 March 2015 and 25 March 2015, drawing numbers: PA-02B Proposed ground floor layout, PA-00A Existing layouts, PA-10A Proposed street elevation, PA-06 Proposed elevations, PA-11C Proposed site plan, PA-04A Proposed
second floor layout, PA-03B Proposed first floor layout and PA-05B Proposed elevations. Reason: To ensure that the development is carried out as permitted.

Informatives

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraphs 186 and 187. The developer was advised of the need for further information and this was submitted. As such a recommendation for approval has been made.

A full report is available at www.east-northamptonshire.gov.uk

2. The details pursuant to conditions 2, 3, 5,11, 12, 13, 14, 15, 21 and 23 are required prior to the commencement of development because they are critical to the material considerations of the scheme. The development or works would not be acceptable without these details being first approved. Please note that an application is required to formally discharge any pre-commencement conditions which are attached to this permission. It could take up to 8 weeks to receive a response identifying if the conditions have been successfully discharged and would incur a fee. Further information can be found at www.east-northamptonshire.gov.uk

3. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
Committee Report

Case Officer: Graham Wyatt

Date received: 9 March 2015
Date valid: 10 March 2015
Overall Expiry: 31 March 2015
Ward: Higham Ferrers
Parish: Lancaster

Location: Chelveston-cum-Caldecott

Proposal: EIA Application: Continued livestock grazing and proposed development of solar photovoltaic panels and associated equipment including transformer kiosks, inverters, access tracks, security fencing and camera equipment

1. Summary of Recommendation

1.1 That Bedford Borough Council is advised that while East Northamptonshire Council does not object to the development, it recommends that the cumulative impacts of the proposals are taken into account when considering the development.

2. The Proposal

2.1 This is a consultation on a proposed solar farm extension at Chelveston Renewable Energy Park. The site lies within the district of Bedford Borough Council and is to the south east of Chelveston and Caldecott. The proposed solar arrays are divided into two sections to be sited south of existing array FEL5 and north of array FEL6. To the west of the application site is FEL1, 2, 3 and 4. Nine wind turbines are also at the site. The solar array would have a maximum generating capacity of 21MW with an operational lifespan of 25 years. The site spans 35 hectares and would adjoin the existing solar array to the south and north of the site, positioned around the existing wind turbines.

2.3 The entire site is within Bedford Borough Council’s area. The solar panels would be mounted on tables at an incline of approximately 25 degrees facing south with a front height of 674mm and back panel height of up to 2400mm. The rows would run from east to west across the site in order to maximise exposure to daylight and sunlight. The panels would be fixed into position through piles driven into the ground. Access tracks would be laid into and within each new area of arrays along with additional structures including CCTV masts and fencing.

3. The Site and Surroundings

3.1 The site is situated in open countryside and was formerly Chelveston Airfield and comprises agricultural land. The military airfield opened in 1941 and was initially used for the central gunnery school before being used by the RAF and US army airforce during WW2 as a heavy bomber airfield with long concrete runways. The airfield continued in military use following the war and was adapted to accommodate bombers carrying nuclear payloads. Most of the concrete perimeter tracks were removed in 1977 and the airfield was then commissioned as a radio transmitter site. The applicant purchased the site in 2005.
3.2 The site accommodates nine wind turbines and solar panel arrays approved under the previous applications covering land within both East Northamptonshire and Bedford districts.

3.3 The site is relatively well screened by a number of existing woodlands and vegetation which have been reinforced over the past few years. New and additional planting has also taken place to the majority of the sites boundaries. The site accommodates public footpaths which have been fenced off from the rest of the site. Footpath MM16 runs to the south of the proposed array and footpath MM18 running to the west.

4 Policy Considerations

4.1 National Planning Policy Framework (NPPF) was adopted in 2012 and achieving sustainable development is a central theme. One of the 12 core principles is to support the transition to a low carbon future including the development of renewable energy. A further principle is to recognise the character and beauty of the countryside and supporting thriving rural communities within it. Paragraph 28 seeks the promotion of the diversification of agricultural land. Paragraph 97 states local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources. Paragraph 98 states applications for energy development should be approved if its impacts are, or can be made, acceptable.

4.2 North Northamptonshire Core Spatial Strategy (2008)
Policy 1 Strengthening the Network of Settlements
Policy 5 Green Infrastructure
Policy 8 Delivering Economic Prosperity
Policy 9 Distribution and location of Development
Policy 13 General Sustainable Development Principles

4.3 UK Solar PV Strategy: This provides the Government's ambitions for solar energy. It states support for solar PV should ensure proposals are appropriately sited, give proper weight to environmental considerations such as landscape and visual impact, heritage and local amenity and provide opportunities for local communities to influence decisions that affect them. It notes that solar PV is one of the eight key renewable energy technologies that can help create a clean, balanced UK energy mix and that with informed and careful planning and appropriate detailing, solar PV can be considered as appropriate in sensitive landscapes.

4.4 ENC Wind and Solar Energy SPD - September 2014

5 Relevant Planning History:
5.1 There is a detailed history on the site. The most relevant history includes 06/01824/FUL which refused permission for a change of use of redundant MOD buildings for electricity generation and the construction and use of ancillary plant equipment and the construction and use of an electricity switch room.

5.2 08/00194/NCC approved the construction and use of a biomass renewable energy park.

5.3 08/00451/FUL refused permission for a change of use of redundant MOD buildings for electricity generation and switching room construction and use of ancillary plant and equipment.

5.4 10/00415/FUL refused permission for the development of a wind farm comprising 9 wind turbines, five within East Northamptonshire district (the remainder within Bedford Council area), each 125 metres in height to blade tip, one anemometer mast of 80 metres in height, construction of access tracks, underground cabling, visitor car park and viewing area. Permission was granted on appeal.
5.5 12/01993/FUL approved 1223 photovoltaic panel modules with 20 panels to each module resulting in a total of 24460 panels and new access tracks.

5.6 14/00414/FUL for an extension to photovoltaic panels approved under application reference 12/01993/FUL was approved.

5.7 14/01157/FUL for the continued livestock grazing and proposed development of solar photovoltaic panels and associated equipment including transformer kiosks, inverters, access tracks, security fencing and camera equipment was approved on 14/10/2014.

6 Consultations and Representations
6.1 The Council is being consulted by Bedford Borough Council as the neighbouring authority. Bedford Borough Council will undertake all consultations.

7 Evaluation
7.1 The NPPF incorporates achieving sustainable development as a central theme. One of the 12 core principles is to support the transition to a low carbon future including the development of renewable energy. A further principle is to recognise the character and beauty of the countryside and supporting thriving rural communities within it. Paragraph 28 seeks the promotion of the diversification of agricultural land. Paragraph 97 states local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources. Paragraph 98 states applications for energy development should be approved if its impacts are, or can be made, acceptable. As such the NPPF supports the principle of the development proposed.

7.2 The North Northamptonshire Core Spatial Strategy supports the principle of renewable energy through a general desire to promote carbon reducing developments. Policy 13 sets out development principles by which proposals must be judged. They include achieving satisfactory parking and access, be of a high standard of design, architecture and landscaping, not unduly impact upon residential amenity, conserve the natural and historic landscape and not add to the risk of flooding.

7.3 The applicant has stated that the proposal would be capable of generating up to 21MW of electricity, would provide for the annual electricity needs of 4,411 households and could save 8,068 tonnes of CO2 per annum.

7.4 The principle of the development, in generating a renewable energy source, is in accordance with the thrust of national and local policies. It is therefore considered that there should be a presumption in favour of the development.

7.5 The site of the proposed solar park comprises a large area of open grazing with fenced rights of way running across the site. The wider site has permission for a biofuel and biomass plant, 9 wind turbines and other solar arrays. The solar park would be accessed via the existing access to the south-west of the site from the approved wind farm access track. Post construction the anticipated traffic generation would be minimal.

7.6 However, Officers are concerned that the piecemeal approach to development and the cumulative impact of the proposal at this site needs to be taken into consideration. Moreover, it is noted that given the scale of the development, combined with the potential for cumulative impacts, the applicant has voluntarily deemed the development to require an Environmental Statement as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. A full Environmental Statement has been submitted with the application.
7.7 Therefore, while Officers do not object to the principle of providing additional renewable energy at the site, the cumulative impacts of the proposal must be taken into account by Bedford Borough Council when they determine this application.

8 Other issues

8.1 This application does not raise any other significant issues that would not be addressed by Bedford Borough Council.

9 Recommendation

9.1 That Bedford Borough Council is advised that while East Northamptonshire Council does not object to the development, it recommends that the cumulative impacts of the proposals are taken into account when considering the development.
15/00675/FUL

Cromwell Road, Rushden
Committee Report

Case Officer: Wayne Cattell

15/00675/FUL

Date received: 2 April 2015
Date valid: 9 April 2015
Overall Expiry: 4 June 2015
Ward: Rushden Hayden
Parish: Rushden

Applicant: Mr Paul Inch

Location: 138 Cromwell Road Rushden Northamptonshire NN10 0EF

Proposal: Installation of solid external wall insulation to the front and rear of the property

1. Summary of Recommendation

1.1 That permission is GRANTED subject to conditions.

2. The Proposal
2.1 The proposal seeks to clad a property in external wall insulation.

3. The Site and Surroundings
3.1 The application relates to a mid terraced red brick property in a street where there are examples of a variety of external treatments including painting, rendering and stone cladding.

4. Policy Considerations
4.1 National Planning Policy Framework

4.2 North Northamptonshire Core Spatial Strategy, Policy 13 - General Sustainable Development Principles

5. Relevant Planning History
5.1 None

6. Consultations and Representations
6.1 Neighbours: Letters sent to 5 Pratt Road, 123, 125, 127, 129, 136 and 140 Cromwell Road.

6.2 A Site Notice was also put up on 17th April 2015.

6.3 In response, no views were received within the timescale given to comment.

6.4 Rushden Town Council - Objects on the grounds that they consider the cladding is out of keeping with the surrounding properties and will be detrimental to the street scene. They add that the cladding will create a detrimental effect as it will jut out from the existing brickwork and will therefore not follow the contours of housing to either side and will create a 'step effect' thus spoiling the existing housing line.

7. Evaluation
7.1 Visual impact is the main consideration in the determination of this application.
7.2 National guidance contained within the NPPF - Requiring Good Design attaches great importance to the design of the built environment as good design is a key aspect of sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture and appropriate landscaping.

7.3 Policy 13 of the Core Spatial Strategy seeks to ensure that standards of layout, design and external appearance, including the choice of external finish materials, are sympathetic to the character of the area.

7.4 The proposal will involve cladding a property which has solid brick walls. It is constructed of red brick with detailing in yellow bricks. The cladding will extend about 10cm from the original walls of the property. This will have the benefit of improving the insulation properties of the dwelling in the long term. The adjacent properties to either side do not have any treatment of this nature and still comprise bare brickwork. As a result of the works, the property will look different to those adjacent. The colour has been clarified to be red brick effect render with yellow detailing to match the existing red and yellow bricks at the front. There will then be cream render at the rear. There are other properties on the opposite side of the road which have a variety of treatments including painting, rendering and stone cladding. In this context, the proposed colours and treatment are considered acceptable.

7.5 On this basis, the proposal is considered acceptable in visual terms.

7.6 There are no implications in terms of the impact of the proposal on the amenities of immediate neighbours.

7.7 Overall, the revised proposal is considered to be of an acceptable design and there is no impact on the amenities of neighbouring properties or the surroundings which would justify refusing the Application.

8. Recommendation
8.1 That permission is GRANTED subject to the following conditions:

9 Conditions/Reasons -

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be finished externally in materials as detailed in the submitted application including those described in the emails dated 30th April and 18th May 2015 from the applicant. The approved materials should be retained in perpetuity thereafter.
   Reason: To achieve a satisfactory elevational appearance for the development.

3. Except where otherwise stipulated by Condition, the application shall be carried out strictly in accordance with the 1:1250 site location plan and 1:500 block plan received on 2nd April 2015 plus the specification for the external cladding from Saint-gobain Weber Ltd received on 9th April 2015.
   Reason: In order to clarify the terms of the Planning Permission and to ensure that the development is carried out as permitted.
Informatives

1. Reason for Decision

In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraphs 186 and 187.
Committee Report

Case Officer: Wayne Cattell

Date received: 27 April 2015
Date valid: 29 April 2015
Overall Expiry: 24 June 2015
Ward: Woodford
Parish: Woodford

Applicant: Spire Homes
Agent: R G And P Ltd
Location: Garages Adjacent 12 The Leys Woodford Northamptonshire

Proposal: Demolition of existing garages and construction of four affordable two bedroom houses and two affordable one bedroom maisonettes with associated parking

1. Summary of Recommendation

1.1 Subject to no other matters coming to light in the remaining publicity period and the signing of a Section 106 Agreement to secure the development as affordable housing, that the approval of the application is delegated to the Council's Head of Planning Services subject to the conditions detailed in this report.

2. The Proposal
2.1 The application is for the erection of 4, 2 bedrooomed houses plus 2, 1 bedrooomed maisonettes in place of some existing garages and an area of grassland.

3. The Site and Surroundings
3.1 The dwellings are to be located at the end of a cul-de-sac which leads onto a public right of way. The site is outside the settlement boundary for the village of Woodford.

3.2 The site is not in a Conservation Area and there are no Tree Preservation Orders or Listed Buildings on or immediately adjoining the site.

4. Policy Considerations

4.1 National Planning Policy Framework.

4.2 North Northamptonshire Core Spatial Strategy, Policy 13 - General Sustainable Development Principles.

4.3 The Rural North, Oundle and Thrapston Plan.


5. Relevant Planning History
5.1 None
6. Consultations and Representations

6.1 Woodford Parish Council - Woodford Parish Council does not object to the development of this site so long as adequate garaging is available to replace the loss of this amenity. The Parish Council does however, OBJECT to the design of this development and in particular parking arrangements.
- The Leys currently has a significant parking problem. Only two properties presently have off road parking, additionally cars are parked in The Leys from the adjoining Whittlesea Terrace which due to width of the road and parking restrictions is unable to accommodate resident's vehicles. The photos of the area in the design statement were conveniently taken during the day when most people were at work
- The Maisonneuve development does comprise the appropriate number of parking spaces (1.5 per unit) but the development itself will remove up to three of the existing "on road" parking utilised by residents living in the locality.
- The two pairs of semi detached houses do not provide sufficient parking - (4 spaces for four properties). Given that all the houses in The Leys are terraced would it not be more appropriate to have a terrace of three properties - providing additional parking in the process and being more in keeping with the street scene.
- If approved the Parish Council would request that work is restricted to normal weekday working hours.
- We note the S106 has yet to be finalised and would suggest that this should be used to improve the junction layout of Club Lane with Whittlesea Terrace. When approaching the Club Lane junction from Whittlesea Terrace there is zero visibility to the left, into Club Lane. Club Lane has recently had three properties approved for construction, generating more traffic, and as already mentioned there are a significant number of vehicles in The Leys and Whittlesea Terrace. This would be an ideal opportunity to "design out" any potential accidents at the Club Lane junction.
- We would urge Officers / and Planning Committee members to view the area after 6pm, or at weekends.

6.2 County Highway Authority - I do not believe that the development will cause any long-term issues in terms of parking or congestion although the construction phase will be most critical in terms of vehicle movements, many of which will be large trucks bringing deliveries to site. I would be prudent to impose a condition requiring deliveries to made after 9.00 and before 3.30 so as to avoid times when there may be more cars parked in the area and the main commuter times. The proposals appear to avoid the highway entirely but it is not in good condition and the construction activity will damage it further. A suitably worded condition should be applied which requires the applicant to make good the surface of the highway on the approaches to the site if deemed required by the local highway authority upon inspection on completion of the development.

6.3 East Northamptonshire Council, Waste Management Team - The properties will need to present their household waste bins adjacent to the adopted highway for collection.

6.4 Police Crime Prevention Design Advisor - Summary of views - Requests some amended boundary treatments plus windows of an acceptable glazing standard in order to assist with crime prevention.

6.5 East Northamptonshire Council, Environmental Protection - No objections subject to a Planning Condition being imposed to secure a construction management plan.

6.6 East Northamptonshire Council, Housing Strategy - Housing Strategy support this application to provide additional affordable housing in Woodford. Currently there are only 2 affordable one bedroom flats in the village which means that there are very restricted housing options for young single people or couples. Although the provision of two bedroom houses for families is better there are still very restricted options as the main provision of affordable housing is three bedroom properties which smaller households cannot be considered for. Vacancies occur very infrequently in family housing in Woodford and the demand is
significant.

6.7 Neighbour Notification - Letters were sent to 1, 3, 5, 7, 8, 9, 10, 11 and 12 The Leys.

6.8 A Site Notice was put up on 7th May 2015.

6.9 In response, a number of objections and comments have been received.

6.10 One letter has been received from two of the closest properties in The Leys querying a number of matters such as retention of trees, boundary treatments, access, drainage, removal of asbestos, hours of working and access for heavy goods vehicles.

6.11 In addition, there is an objection from a resident further along the street leading to the development on the grounds of impact on the amenities of neighbours. This also suggests working hours to be specified during construction operations so that they are controlled so as to minimise the impact on neighbours.

6.12 There is also an objection from a further two residents along The Leys who consider that, with the current parked cars in this street, it is too narrow to be able to accommodate the construction traffic that will be required in respect of the development or if emergency vehicles need to get through. They point to damage that occurred to vehicles when another housing development was taking place served off the same road. They ask that the developer pays for them to have dropped kerbs and off road parking to help alleviate this issue.

6.13 Finally, another objector from Trailli Lane (leading off The Leys) shares the same concerns about whether The Leys can accommodate construction traffic and emergency vehicles. This objector also considers the number of dwellings to be too high for the site and they consider this will add to the parking problems. They also ask for the working hours to be restricted as commented on by one of the other objectors above.

Evaluation
7.1 Design and impact on neighbouring amenity are relevant to the determination of this application.

7.2 National guidance contained within the NPPF - Requiring Good Design attaches great importance to the design of the built environment as good design is a key aspect of sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture and appropriate landscaping.

7.3 Policy 13 of the adopted North Northamptonshire Core Spatial Strategy requires new development to comply with a number of sustainable principles including being of a high standard of design and not having an adverse impact on its surroundings.

7.4 Policy 14 of the adopted Rural North, Oundle and Thrapston Plan allows affordable housing to meet a genuine local need on sites that are well related to a village and the nature of the development is appropriate to the surroundings. In addition, the village should have a basic level of facilities to serve the need, there are no more sustainable locations available, the impact on the countryside is minimised and the affordable nature of the housing is secured via a Legal Agreement.

7.5 In response to Policy 14, the Council’s Housing Strategy Team has advised that they support the development as an affordable housing scheme. In addition, Woodford has a level of facilities (shop etc) to support the development and the location is well associated with the village with a minimal impact on the countryside. Finally, the developer has agreed to sign a Section 106 Legal Agreement to secure the housing as affordable. In view of this, the
development is considered acceptable in principle.

7.6 The proposal is to construct 4 houses and 2 maisonettes of simple design. They are to be in 2 semi detached pairs plus a single building. A plan has been included with the application which details the proposed materials. The designs of the dwellings, density of the development and the proposed materials are all considered acceptable.

7.7 All the properties will have a small rear garden (shared for the maisonettes) plus a parking space for each in front. Having only 1 or 2 bedrooms, they are considered small enough to only need 1 parking space. There will also be an extra visitor parking space in front of the maisonettes and number 12 The Leys will retain access to a parking space in their garden as part of the proposal. The amount of amenity space and parking provision for the bungalows is considered acceptable.

7.8 It is noted that an objection has been received in terms of the impact on amenity. This is from a resident who lives slightly further away than the closest properties. In relation to possible impacts on adjacent dwellings, numbers 11 and 12 The Leys are the closest. However, the new dwellings will be constructed at a sufficient distance so that there are no significant impacts on light for adjacent properties.

7.9 In terms of overlooking, there will be some views into the gardens from adjacent 2 storey properties and vice versa. However, this is a normal situation where properties are quite close together and is not considered sufficient to justify refusing Planning Permission. There will be a side window at first floor level in the dwelling proposed for plot 6 which will look in the direction of 12 The Leys; however, this will be a bathroom window and obscure glazing which does not open below 1.7m above floor level can be secured via condition. Therefore there will be no significant overlooking implications from this.

7.10 There will be some overlooking across the street at an angle for the new dwellings towards existing ones. However, this is a normal domestic situation and not a cause for concern. It is noted that one of the maisonettes is to have a ‘Juliette’ balcony. This will overlook open countryside and so does not give rise to any concerns in terms of impact on neighbours. In view of the above, any overlooking between the various properties is not considered sufficient to justify refusing Planning Permission.

7.11 The application is also accompanied by a plan showing the existing levels and the proposed floor levels for the dwelling. These are not significantly different and therefore the proposals are considered acceptable in this respect.

7.12 Furthermore, to answer the points raised by the two immediately adjacent residents, the amended boundary treatments include a new pair of gates for number 12, various trees and shrubs to be protected or replaced if damaged plus some extra planting. The developers add that the contractor will liaise regarding any work that may be required on neighbouring property to access the drainage system and that any damage will be made good and that a suitably qualified professional will be appointed by the contractor to remove the asbestos with all risk assessments carried out. They also confirm they accept that working hours will be defined as a condition of any planning approval (this can be achieved via a construction management plan) and that the contractor is aware of the narrow road and he will time deliveries and liaise with drivers/companies and neighbours as required. Finally, in response to a query about timescales, they advise they do not currently know when the development will start on site but would expect the build period to be approximately 36 weeks including demolition.

7.13 All of these points have been put to the two immediate neighbours who raised them and they accept the replies apart from the proposed loss of some of the trees. They dispute that some of them are in a poor condition which would justify their removal. It is considered a condition needs to be imposed on any planning permission to secure a revised landscape scheme including trees to be retained in order that this matter can be looked into further.
7.14 In response to the views from the Police, an amended boundary treatment plan has been received and their requirements for security can be secured via a planning condition. Some further amendments are needed to the boundary treatment plan and these can also be secured via condition.

7.15 The proposal will involve the loss of 12 garages. Information received from the Applicants shows only 7 garages are currently occupied. The transport statement submitted with this application advises alternative garages are available in the village and 8 of these alternative garages are vacant. There is therefore sufficient capacity elsewhere to compensate for the loss of the garages.

7.16 It is noted that the Council’s Environmental Protection Team advise that the development should be subject to a construction management plan. This can be secured via planning condition and it is considered it will address many of the general concerns expressed by the objectors about the disturbance they consider the development will cause for the surroundings.

7.17 On highway grounds, and in response to concerns from residents and the Parish Council, it is noted that the Highway Authority does not believe that the development will cause any long term problems. They recognise the need to control matters during construction works and for repairs to the highway if damaged. These items can be secured via the construction management plan requested by the Council’s Environmental Protection Team and an additional condition requiring the inspection of the highway before and after development and any justified remedial works. On the basis of this, the proposal is considered acceptable on highway grounds and the requests from Woodford Parish Council for a Section 106 Agreement to secure nearby highway works and from some of the neighbours to have off road parking paid for by the developer are not considered justified.

7.18 Finally, it is noted that an objector to the scheme suggests working hours in the event that approval is granted. He suggests these include no working on Saturdays plus a 5pm limit on Mondays to Fridays. Woodford parish Council also request normal weekday working hours. In response to this, the hours that a site can operate can also be secured via the planning condition to secure a construction management plan. In relation to this, the suggested restrictions are considered too strict and normally what is agreed allows working on Saturday mornings plus until 6pm on Mondays to Fridays.

7.19 In view of the above, the proposal is considered to be of an acceptable design and not to have an impact on the surroundings or neighbouring amenity to the extent that would justify refusing the Application. In considering this matter, Members should note that, the advertisement in the press relating to this Application gives until 13th June 2015 for interested parties to make views. Accordingly, this advice is given on the basis of no other matters coming to light in the remainder of the publicity period.

8. Recommendation
8.1 Subject to no other matters coming to light in the remaining publicity period and the signing of a Section 106 Agreement to secure the development as affordable housing, that the approval of the application is delegated to the Council’s Head of Planning Services 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 comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The external finishes as shown on plan 40289 006 received on 27th April 2015 shall be executed as part of the approved scheme and retained in perpetuity thereafter.
   Reason: To achieve a satisfactory elevational appearance for the development.

3. All ground floor openings shall be secured to the standards contained in BS PAS24:2012 and all ground floor glazing should incorporate one pane of laminated glass to a minimum thickness of 6.4mm or glass successfully tested to BS EN 356:2000 Rating P1A.
   Reason: In the interests of crime prevention.

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 which raise during construction;
   2. Measures to control the emission of dust and dirt during construction;
   3. Control of noise emanating from the site during the construction period;
   4. Hours of construction work for the development and delivery times;
   5. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
   6. Designation, layout and design of construction access and egress points;
   7. Internal site circulation routes;
   8. Directional signage (on and off site);
   9. Provision for emergency vehicles;
   10. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
   11. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
   12. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles and other similar debris on the adjacent public highways;
   13. Routing agreement for construction traffic.
   14. Storage of plant and materials used in constructing the development;
   15. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
   16. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

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 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

5. Prior to the commencement of the development hereby permitted, arrangements should be made for a representative of the County Highway Authority to inspect the condition of the highway on the approaches to the site. A similar inspection should also be made on the completion of the works and any damage to the highway approaches to the site that can be attributed to the construction works shall be made good by the developer within an agreed timescale to the standard required by the Highway Authority.
   Reason: In the interests of highway safety.

6. Prior to the commencement of the development hereby permitted, details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected
concurrently with the erection of the development hereby permitted. 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.

7. Notwithstanding the detail shown on the landscaping scheme detailed in drawing 50080 40289 received on 27th April 2015 a revised planting scheme including details and protection measures for trees and vegetation to be retained on site shall be agreed prior to the commencement of the development. The protection measures shall be in place prior to construction works beginning on site and for the duration of construction activities. The landscape planting shall be carried out in the first available planting season following completion 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.

8. Before the first occupation of the extension hereby approved the window in the South West facing elevation of the dwelling on plot 6 one 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 1.7m 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: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

9. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the 1:1250 scale location plan 40289 001 received 29th April 2015 plus drawings 40289 002D received 15th May 2015, 40289 003B received 27th April 2015, 40289 004 received 27th April 2015, 40289 005 received 27th April 2015, 40289 006 received 27th April 2015 and 40289 009A received 15th May 2015.

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

Informatives

1. Reason for Decision

In reaching this decision, this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraphs 186 and 187.

2. The details pursuant to conditions 4, 5, 6 and 7 are required prior to the commencement of development or works in the case of a listed building because they are critical to the material considerations of the scheme. The development or works would not be acceptable without these details being first approved.
Tower Factory, Irthlingborough
**Committee Report**

**Case Officer**: Anna Lee

**Date received**: 20 March 2015
**Date valid**: 20 March 2015
**Overall Expiry**: 19 June 2015
**Ward**: Irthlingborough
**Parish**: John Pyel

**Applicant**: S Midlands Developments Ltd

**Agent**: Morton Architectural Solutions- Jim Morton

**Location**: Tower Factory Victoria Street Irthlingborough Northamptonshire NN9 5RG

**Proposal**: Variation of conditions 2, 5 and 28 to allow twenty one affordable units comprising of eleven two bedroom properties and ten three bedroom properties, associated access, parking and landscaping, substitution of 2 no. three bedroom properties in place of 2 no. two bedroom units on plots 3 and 4, increase of size of all two bedroom units to 70.5m2, alteration of boundary treatment to Wellingborough Road, and reduction to roof pitches, pursuant to planning permission 14/01268/FUL 'Redevelopment of previously cleared site development, with erection of 21 new dwellings and associated parking, landscaping and new access' dated 27/11/2014

The application has been brought to Development Control Committee as it proposes to vary a major application proposing more than 15 residential units in a town, and as such, falls outside the Scheme of Delegation.

1. **Summary of Recommendation**

   1.1 That the variation be GRANTED subject to conditions.

2. **The Proposal**

   2.1 Planning permission was granted under ref: 14/01268/FUL for the construction of 21 dwellings, comprised of 12 x two bedroom properties and 9 x three bedroom properties. Out of the 21 properties, 4 (19%) would be affordable housing and this number of affordable properties was secured by condition 2.

   2.2 The current application seeks to vary conditions 2 (number of affordable properties), 5 (boundary treatment to Wellingborough Road) and 28 (approved drawings) of the planning permission to allow the following alterations to be made:

   - Construction of 21 affordable dwellings (11 for affordable rent and 10 for shared ownership);
   - Substitution of two of the two bedroom properties for three bedroom properties (plots 3 and 4);
   - To increase the size of the two bedroom units to 70.5 m2;
   - Alterations to the boundary treatment to Wellingborough Road to allow the construction of a low height wall with fence above measuring 1.8 metres, in substitution of a 2.2 metre high wall; and
   - Reduction to the roof pitches of plots 16, 17 and 18 to 21.
3 The Site and Surroundings
3.1 The application site measures 0.4 hectares and lies on an area of land between Victoria Street and Wellingborough Road in Irthlingborough.

3.2 The site previously accommodated a three storey factory building known as the 'Tower Factory'. The factory and its associated buildings were demolished in July/August 2015.

3.3 To the east of the site is another former factory site, 51 Victoria Street (former Normandy Leathers site), which has also been cleared. To the north, immediately opposite the site is the Working Men's Club and some three storey flats. A Scouts Club and two residential properties nos. 150 and 154 High Street border the site on the south western boundary.

3.4 Victoria Street, Lees Street, and High Street (also known as Wellingborough Road/B571) are characterised mainly by residential development.

3.5 A Public Rights of Way (UE13) runs through the site, providing access from High Street to Victoria Street.

3.6 A raised pedestrian walkway borders the southern boundary of the site to High Street/Wellingborough Road.

3.7 Levels vary across the site; the site is raised above the properties to the east (nos. 128 to 142 High Street) and High Street/Wellingborough Road by approximately 2.0 metres. As such, retaining walls are found along the boundary to these properties.

4 Policy Considerations

4.1 National Planning Policy Guidance:
National Planning Policy Framework (NPPF), March 2012

4.2 North Northamptonshire Core Spatial Strategy, June 2008:
Policy 1 - Strengthening the Network of Settlements
Policy 6 - Infrastructure Delivery and Developer Contributions
Policy 7 - Delivering Housing
Policy 9 - Distribution & Location of Development
Policy 10 - Distribution of Housing
Policy 11 - Distribution of Jobs
Policy 13 - General Sustainable Development Principles
Policy 14 - Energy Efficiency and Sustainable Construction
Policy 15 - Sustainable Housing Provision

4.3 North Northamptonshire Joint Core Strategy 2011-2031 Pre-submission Plan, Jan 2015
Policy 1 - Presumption in Favour of Sustainable Development
Policy 3 - Landscape Character
Policy 8 - Place Shaping Principles
Policy 9 - Sustainable Buildings and Allowable Solutions
Policy 11 - Network of Urban & Rural Areas

4.4 Supplementary Planning Documents:
Trees and Landscape SPD 2013
Domestic Waste SPD 2012
Open Space SPD 2011
Developer Contributions SPD 2006
Northamptonshire Place and Movement Guide
4.5 Other Documents:
Highway Authority Standing Advice for Planning Authorities, 2013
North Northamptonshire Joint Core Strategy Pre-submission Plan, Jan 2015

5 Relevant Planning History
5.1 The original planning application 14/01268/FUL was considered by Development Control Committee on 26.11.2014.

5.2 14/01268/FUL was a resubmission of 13/01901/FUL - an application which proposed the construction of 25 dwellings on the site that was withdrawn.

5.3 Planning permission was granted for a development of 11 residential properties on the adjacent former factory site 51 Victoria Street to the east under ref: 13/01822/FUL. This application was considered by Development Control Committee on 27.02.2014.

5.4 An application was submitted to discharge the planning conditions under ref: 15/00338/CND and development commenced on site in May this year.

6 Consultations and Representations
6.1 Irthlingborough Town Council: No objection.

6.2 Neighbours: No comments received.

6.3 Site notice posted: No other representations received.

6.4 ENC Housing Strategy: No objection, "Housing Strategy note the changes to this scheme and support a mixed tenure development of family sized accommodation to complement the more recent flatted developments".

6.5 Northamptonshire Highways: Have no observations.

6.6 Northamptonshire Police: No objection or comments.

6.7 Natural England: No comments.

7 Evaluation
7.1 The following issues are relevant to the consideration of this planning application:

7.2 Principle of Development

7.2.1 The principle of residential development on this site, comprising of the construction of 21 dwellings, was established by the original planning permission ref: 14/01268/FUL. All that could be considered in this planning application are the changes proposed for the housing mix, tenure, alteration to the boundary treatment to Wellingborough Road and changes to the dwelling sizes and roof pitches. Each of these matters are considered in turn below.

7.3 Housing Mix and Tenure

7.3.1 The applicant demonstrated a case regarding viability in the original planning application and justified the provision of 4 affordable units on this former factory site (as opposed to the 40% delivery required by the Council’s Developer Contributions SPD 2006). The applicant is now seeking to deliver all of the 21 units as affordable housing.

7.3.2 Policy 15 of the NNCSS seeks to ensure that provision would be made for the delivery of a balanced mix of housing types and tenure. The application would maintain an equal number of three and two bedroom properties on the site by providing 10 x three bedroom properties and 11 x two bedroom properties. With regards to the proposal to deliver all 21
units as affordable housing, the Council's Housing Strategy Team does not object to the proposal as Victoria Street is mainly served by affordable flats at present and the proposed houses would complement the flats and provide the affordable family sized accommodation required by the town. Furthermore, as there is already a significant number of market properties in the area, the proposed scheme would add to the local tenure mix as it proposes a number of shared ownership properties (10 properties).

7.3.3 It is recommended that condition 2 be varied to state that "a minimum" of four affordable units shall be provided on the site, as opposed to the condition being removed. In the event that the applicant decides to transfer the units as market housing, then this would ensure that at least four affordable units would be secured for the site.

7.4 Boundary Treatment to Wellingborough Road

7.4.1 Condition 5 of 14/01268/FUL requires the provision of a boundary wall measuring no less than 2.2 metres in height to Wellingborough Road and that full details of the wall, including its design and materials be submitted for approval. A boundary wall measuring at least 2.2 metres, to be installed adjacent to the walkway, was considered necessary during the determination of the original application to ensure that sufficient screening would be provided to the rear gardens of plots 18 to 21, as the site is significantly raised above Wellingborough Road. However, due to level differences, the applicant is now proposing to reduce the rear gardens of these units and to construct a part retaining wall with fence on-top in replacement of the 2.2 metre wall. The overall height of the fence and wall would be 1.8 metres and this structure would be installed on higher level ground, closer to the rear gardens of plots 18-21. It is considered that such a proposal would provide adequate screening for the properties concerned and would help to 'soften' the street scene. Also, the proposal would be in-keeping with the other boundary treatments along the street i.e. the fence and wall at 128 High Street (to the east). Overall, subject to appropriate landscaping/planting being provided between the rear gardens of plots 18-21 and the walkway to Wellingborough Road, these proposals would help to enhance the street scene and would be a suitable solution for addressing the level differences.

7.5 Changes to Dwelling Sizes and Roof Pitches

7.5.1 The footprint of the two bedroom units are proposed to be increased slightly by widening the buildings approximately 200mm on the side. In addition, the roof pitches of plots 16, 17 and 18 to 21 are proposed to be reduced to gain a 30 degree roof pitch. Overall, no significant visual impact would result from these changes, as the proposed reduction in roof pitch would reduce the height of the new buildings and help to improve the relationship of the development with the surrounding neighbouring buildings in light of the level differences.

8 Other Issues
8.1 Garden sizes of plots 18 to 21 - The rear gardens of these plots would be slightly reduced. However, it is considered that the public visual benefits from Wellingborough Road would outweigh the harm identified. Furthermore, by positioning the line of the fence/wall closer to the rear gardens of these units, the future occupiers would have increased privacy.

9 Recommendation
9.1 That the variation be GRANTED subject to the following conditions:

Conditions/Reasons -

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of planning permission 14/01268/FUL.
   Reason To ensure compliance with Section 91 to the Town and Country Planning Act 1990 (as amended).
2. Prior to the first occupation of the development, an affordable housing scheme shall be submitted to and be approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of the National Planning Policy Framework 2012 or any future guidance that replaces it. The scheme shall include:
   i. the provision of a minimum of 4 affordable housing units on site as shown on submitted drawing number 1494.02D (received by the Local Planning Authority on 30 April 2015);
   ii. the house size, type and tenure of the affordable units shall be provided in accordance with drawing number 1494.02D;
   iii. the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
   iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
   v. the affordable housing shall be allocated in accordance with East Northamptonshire Council’s allocation policy and the means by which the allocation policy will be enforced.
   Reason: To ensure affordable housing is provided in accordance with Policy 6 of the NNCS and Developer Contributions SPD.

3. Prior to the commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwellings, and details of the materials to be used for the windows and doors, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved.
   Reason: To achieve a satisfactory elevational appearance for the development.

4. Boundary treatment shall be provided/retained in accordance with the details shown on drawing number 1494.158A (received by the Local Planning Authority on 30 April 2015) prior to the first occupation of the dwellings.
   Reason: To ensure adequate standards of privacy for neighbours and occupiers.

5. In accordance with the submitted details, a retaining wall and fence measuring 1.8 metre in height shall be constructed along the southern boundary of units 18 to 21. This wall and fence shall be provided prior to the completion of the construction of units 18 to 21.
   Reason: In the interest of visual amenity and to ensure adequate standards of privacy for occupiers.

6. Before commencement of the development hereby permitted, details showing the proposed slab levels of the dwellings in relation to the existing and proposed levels of the site and the surrounding land and buildings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
   Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to the surrounding land and buildings.

7. Prior to commencement of the development hereby permitted, a comprehensive scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the type, height and density of planting. The landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the first occupation of the development.
   Reason: To ensure a reasonable standard of development, to avoid detriment to the visual amenity of the area and to facilitate proper consideration of the provision made for trees on site.

8. Before unit 13 hereby permitted is first brought into occupation, the first floor bathroom window in the northeast facing elevation shall be fitted with obscured glazing to a
minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

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

9. Before unit 18 hereby permitted is first brought into occupation, the first floor landing window and ground floor WC/toilet window in the northeast facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

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

10. Before unit 21 hereby permitted is first brought into occupation, the first floor bathroom window in the southwest facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

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

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

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

12. Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include details and specify the provision to be made for the following:
   i. Measures to control the emission of dust and dirt during construction;
   ii. Control of noise and vibration emanating from the piling operations;
   iii. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
   iv. Designation, layout and design of construction access and egress points;
   v. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
   vi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
   vii. Details of the daily volume of traffic, including vehicle types;
   viii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles and other similar debris on the adjacent public highways;
   ix. Details of the means of enclosure to be provided for the site during the construction for security and public safety;

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 highway safety and the amenities of the occupiers in the nearby properties.

13. The private access driveway and off-site highway accommodation works (including the formation of a 1.8 metre wide footway to Victoria Street) shown on drawing number 1494.02F (received by the Local Planning Authority for planning application ref: 14/01268/FUL on 4 November 2014) shall be implemented and completed, prior to the completion of the final residential unit.

Reason: In the interest of highway safety.

14. Notwithstanding the submitted details and prior to commencement of the development, details of the surfacing for the shared access driveways, individual vehicular access points/parking areas and all other hard-surfaced areas within the site shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall
then be provided in accordance with the approved details.
Reason: In the interest of highway safety and in the interest of the character and appearance of the area.

15. Adequate surface water drainage systems shall be provided for the development to prevent the unregulated discharge of water onto the public highway and these measures shall be implemented before the development is brought into use.
Reason: In the interest of highway safety.

16. Notwithstanding the submitted details, pedestrian visibility splays of 2.4m x 2.4m shall be provided on both sides of the vehicular access points to the individual properties. These measurements are taken along and to the rear of the highway boundary within the curtilage of the site. The areas of land and any planting forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above carriageway level.
Reason: In the interest of highway safety.

17. The vehicular access to the individual properties hereby permitted shall have a gradient not exceeding 1 in 15 from the highway boundary to within the curtilage of the site. The vehicular access shall be surfaced with hard bound bitumen or concrete materials for a minimum distance of 5.0 metres from the highway boundary.
Reason: In the interest of highway safety.

18. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), no gates or other form of barrier shall be erected at the vehicular access points to the individual residential units.
Reason: In the interest of highway safety.

19. Notwithstanding the submitted details and before commencement of the development hereby permitted, details to show the extent of works affecting the existing Public Rights of Way including details of any resurfacing works, enhancement, improvement, diversion or closure, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the details so approved, prior to the completion of the final residential unit.
Reason: In the interest of local amenity.

20. Before any work is commenced on the development hereby permitted, a detailed contamination assessment report and mitigation strategy shall be carried out and submitted to and approved in writing by the Local Planning Authority. The report shall include a comprehensive and systematic sampling strategy, an assessment of the concentrations and contamination associated with the last and previous uses of the site. The report shall also include a full assessment of potential groundwater and surface contamination. The development shall then be carried out strictly in accordance with the mitigation strategy as approved in writing by the local planning authority. On completion of the approved works a closure report shall be submitted to the Local Planning Authority providing verification the works have been carried out in accordance with the approved mitigation strategy. The works comprised in the approved strategy for mitigation of contaminants present on the site shall have been completed prior to the occupation of the dwellings hereby permitted.
Reason: To ensure any contamination present on the site is properly contained/removed in the interests of residential amenity.

21. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and recording which has been submitted by the applicant and approved in writing by the Local Planning Authority. Archaeological investigation and recording shall thereafter be carried out in the accordance with the approved scheme.
Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

22. Details of a scheme of lighting for the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. This shall include full details of the type of lighting, number, exact location and level and type of illumination for the shared parking areas and Public Rights of Way. The scheme shall thereafter be implemented in accordance with the details so approved prior to the first occupation of the dwellings.

Reason: In the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy and in the interest of residential amenity.

23. 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 details so approved.

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 2008 and National Planning Policy Framework 2012.

24. No development shall take place until an energy strategy has been submitted to and agreed in writing by the Local Planning Authority which includes details and drawings demonstrating how either;

A. 10% of the energy requirements generated by the development as a whole will be secured from decentralised and/or renewable or low-carbon energy sources and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage; or

B. 10% reduction in energy usage over the development when compared to the development if it were built to a standard which would achieve the current minimum Building Regulations Part L.

The energy strategy should include details of location, design and installation of any measures and shall identify how renewable energy, passive energy or efficiency measures are utilised for each of the proposed buildings to meet collectively the requirement for the scheme.

The approved details shall be implemented with the construction of each building and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E of Part 1 of Schedule 2 to that Order.

Reason: To ensure a satisfactory elevational appearance for the development and to ensure adequate standards of amenity and privacy for neighbours and occupiers.

26. Prior to the commencement of the development hereby permitted, details to show the provision of one fire hydrant to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant shall thereafter be provided in accordance with the details so approved.

Reason: To ensure that satisfactory provision of fire hydrants is provided for the development.

27. In accordance with the recommendations in sections 5.1 and 5.3 of the Noise Impact Assessment (submitted for planning application ref: 14/01268/FUL), the windows shall be installed with glazing to achieve a minimum 31 dBRw sound reduction and background
ventilation shall be installed.
   Reason: In the interest of the residential amenities of the future occupiers.

28. The development hereby permitted shall be carried out strictly in accordance with the
    following approved plans, received by the Local Planning Authority:
    Drawing number 1494.110D 'Plots 1 & 2' received on 13 April 2015
    Drawing number 1494.115D 'Plots 3 & 4' received on 13 April 2015
    Drawing number 1494.120D 'Plots 5 & 6' received on 13 April 2015
    Drawing number 1494.125D 'Plots 7 & 8' received on 13 April 2015
    Drawing number 1494.130D 'Plots 9 & 10' received on 13 April 2015
    Drawing number 1494.136C 'Plots 11 - 13 Elevations' received on 13 April 2015
    Drawing number 1494.1494.30A 'Plots 11-13 Floor Plans' received on 23 March 2015
    Drawing number 1494.140C 'Plots 14 & 15' received on 13 April 2015
    Drawing number 1494.142A 'Plots 14&15 Floor and Roof Sections' received 13 April 2015
    Drawing number 1494.145D 'Plots 16 & 17' received on 13 April 2015
    Drawing number 1494.147A 'Plots 16&17 Floor and Roof Sections' received 13 April 2015
    Drawing number 1494.150D 'Plots 18 &19' received on 13 April 2015
    Drawing number 1494.152A 'Plots 18&19 Floor and Roof Sections' received 13 April 2015
    Drawing number 1494.155D 'Plots 20 &21' received on 13 April 2015
    Drawing number 1494.157A 'Plots 20&21 Floor and Roof Sections' received 13 April 2015
    Drawing number 1494.102D 'Site Plan' received 30 April 2015
    Drawing number 1494.158A 'Boundary Treatment Plan' received 30 April 2015
    Drawing number 1494.166 'Proposed Site Sections' received 16 April 2015
    Wellingborough Road Street Scene received 16 April 2015 and 30 April 2015
    Drawing number 1494.56 'Site Plan Showing Footpath Diversion' received 16 October
    2014 for 14/01268/FUL
    Drawing number 1494.02F 'Proposed Site Plan' received 4 November 2014 for
    14/01268/FUL

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

Informatives

1. The applicant is advised of the requirements of Section 137 and 131 of the Highways Act
   1980 in respect of the Public Rights of Way. The Public Rights of Way must be kept clear,
   unobstructed and safe for users and any damage to the surface must be made good and
   the specifications for any repair or surfacing work must be approved by Northamptonshire
   County Council. If as a result of the development, the Public Right of Way needs to be
   closed, a Temporary Traffic Regulation Order would be necessary and an application
   would need to be made to Northamptonshire County Council.

2. The applicant is reminded to apply to the Local Planning Authority for the proposed
   diversion of the designated PROW (in accordance with Section 257 of the Town and
   Country Planning Act 1990). Also, the applicant is advised to consider the diversion
   arrangements to ensure that an alternative route is available for public use prior to the
   closure of the existing route and to make an application to Northamptonshire County
   Council's Public Rights of Way Team.

3. No works within the existing Public Rights of Way or highway may commence without the
   express written permission of Northamptonshire County Council Local Highway Authority
   and this planning permission does not give or infer such permission. The Highway
   Authority will only give consent to commencement works subject to the completion of an
   appropriate agreement within the Highways Act 1980.

4. The applicant is advised to contact the Archaeological Advisor at Northamptonshire
   County Council for a brief prior to commissioning archaeological works in respect of
   condition 21 of this planning permission.
5. The applicant is advised that all contractors and sub-contractors engaged in any form of construction work as part of the development should employ the principles of current best practice. In particular due regard should be made to British Standard BS 5228: 2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites". The applicant should note that should complaints of noise be received, then the Environmental Protection team will conduct investigations under the relevant legislation and take enforcement action where necessary.

6. The applicant is advised to adopt measures to prevent or mitigate impacts of dust that would be associated with the construction of the development and operational vehicles arriving and leaving the site. Best practicable means shall be employed to minimise dust; such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption. In addition, the applicant is advised that all operational vehicles arriving at and leaving the site shall be properly sealed so as to prevent material spillage, wind blow and dust nuisance. All operational vehicles leaving the site shall be cleansed of mud and all other debris to ensure that no material is deposited on the adopted highway, which is maintainable at public expense.

7. This decision relates to the following additional information:
   Heads of Terms dated July 2014 received on 10 July 2014
   Housing Statement received 10 July 2014
   Design and Access Statement received 10 July 2014
   Planning Statement received 18 July 2014
   Service Statement dated 7 July 2014, received on 10 July 2014
   Noise Impact Assessment dated and received 10 July 2014
   Ecological Survey dated October 2013
   Transport Statement received 18 July 2014
   BS5837 Report dated September 2014, received 23 September 2014
   Archaeological desk-based assessment dated September 2014, received 26 September 2014

8. Please be advised that any conditions discharged as part of planning permission 14/01268/FUL would subsist and would not require discharge under this new permission.

9. The details pursuant to conditions 2, 3, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 26 are required prior to the commencement of development because they are critical to the material considerations of the scheme. The development or works would not be acceptable without these details being first approved. Please note: a formal application for the discharge of the conditions will be required prior to the commencement of works. This application will require a fee and could take up to 8 weeks for determination.
Committee Report

Printed: 28 May 2015

Case Officer: Amie Baxter

Date received: 15 January 2015
Date valid: 28 January 2015
Overall Expiry: 25 March 2015
Ward: Prebendal
Parish: Glapthorn

Applicant: Francis Jackson Homes Ltd - Mr Paul Johnson

Location: 153 Glapthorn Road, Oundle, Northamptonshire, PE8 5BA

Proposal: To erect 6 dwellings further to the demolition and clearance of existing dwelling and all other buildings from the site.

1. Summary of Recommendation
1.1 That full planning permission be GRANTED subject to conditions, subject to the receipt of satisfactory Highway Authority and Archaeology comments.

2. The Proposal
2.1 The application seeks full planning permission for the demolition of the existing dwelling and outbuildings within the site and the erection of six new dwellings with associated amenity and parking space (some garaged).

2.2 The proposed dwellings would include 1x 1 bed bungalow, 2x 3 bed semi-detached dwellings and 3x 4 bed detached dwellings.

2.3 The layout and scale of the proposed dwellings and garages has been planned as a notional farmstead, to reflect the edge of settlement and agricultural nature of the site.

2.4 A ‘farmhouse’ dwelling (Plot 1) would be positioned at the front of the site to maintain the built form along Glapthorn Road and to provide a focal point for the development. Behind the farmhouse would be a pair of traditional style ‘workers cottages’ (Plots 2 and 3) with an ‘L’ shaped layout. The eaves height of the workers cottages would be kept low (at 4.2m) to reflect their traditional style and the character of the area.

2.5 Plot 4 would be constructed to have a simple barn style appearance with a ridge height of 7.7m. Plot 5 would be positioned to the rear of the site and would also have a barn style design.

2.6 Plot 6 would be positioned at the highest point within the site and the main ridge of the dwelling would be set low at 6.1m to compensate for the rise in land levels, and to prevent the dwelling from becoming overly prominent within the landscape.

2.7 Boundary fencing that would be visible from the public domain would be post and rail design to compliment the character of the area.

3. The Site and Surroundings
3.1 The application site is positioned to the northern edge of the main Oundle settlement and is within the settlement boundary as defined by the Rural North, Oundle and Thraston Plan (RNOTP). The site would be accessed off Glapthorn Road, which runs north-northwest between Oundle and the neighbouring village of Glapthorn.
3.2 The site is surrounded by open countryside to the north but residential development borders the site to the south. The neighbouring dwellings (149 and 151 Glapthorn Road) are a pair of semi-detached hipped roof dwellings set gable end on to the highway.

3.3 The application site measures 0.47ha and currently accommodates a detached bungalow which is positioned at the western end of the site and a number of detached outbuildings of varying scale and design throughout the remainder of the site. These outbuildings include a Dutch barn, blockwork stable buildings, sheds and greenhouses. The site is therefore well developed and appears as such in wider views.

3.4 Land levels increase from north east to south west and the site is visible on the approach to Oundle from the north.

3.5 The site boundaries are defined by natural hedgerows and trees to the south and east and by a post and rail/wire fence along the north and west.

3.6 The site is not within a conservation area and is not within close proximity to any listed buildings.

4 Policy Considerations
4.1 National Planning Policy Framework (NPPF), March 2012

4.2 North Northamptonshire Core Spatial Strategy, June 2008:
Policy 1 - Strengthening the Network of Settlements
Policy 7 - Delivering Housing
Policy 9 - Distribution & Location of Development
Policy 10 - Distribution of Housing
Policy 13 - General Sustainable Development Principles
Policy 14 - Energy Efficiency and Sustainable Construction

4.3 Rural North, Oundle and Thrapston Plan (RNOTP) 2011:
Policy 1 - Settlement Roles
Policy 2 - Windfall Development in Settlements
Policy 6 - Residential Parking Standards

4.4 Supplementary Planning Guidance:
Planning Out Crime in Northamptonshire, Feb 2004

4.5 Supplementary Planning Document:
Design SPD, March 2009

4.6 Other Documents:
Highway Authority Standing Advice for Planning Authorities, Working Draft July 2008

5 Relevant Planning History
5.1 None relevant to this application.

6 Consultations and Representations
6.1 Neighbours: Letters of objection have been received from the following neighbours:
- 16 Culme Close, Oundle
- 110 Glapthorn Road, Oundle

6.1.2 Objections are raised on the following grounds:
- Water runs off the adjacent field which is carried away to a culvert. The proposed development would make drainage issues worse.
- The owner of the land is known for burning and burying asbestos on the site. This should be investigated.
6.1.3 A letter of support has been received from the occupiers of 114 and 149 Glaphorn Road, making the following comments:

- The comments regarding the burning and burying of asbestos are unsubstantiated. The comments are unwarranted and unfair.
- A very pleasing design complimenting its rural locality without adversely affecting other properties in the vicinity.

6.2 Oundle Town Council: Object to the proposed development on the following grounds:

- The North Northamptonshire Joint Core Strategy 2011-2031 pre-submission plan states that "distinctive and separate settlements will be maintained in North Northamptonshire. Local Plans can identify areas of particular sensitivity to coalescence that should be protected strategically using measures such as strategic gaps to maintain the separate identities of settlements".
- The proposed development is entirely detached from the built area of Glaphorn and it would be attached to the existing built environment of Oundle, and would therefore lead to the coalescence between two parishes leading to the loss of separate identities of these settlements.

6.3 Glaphorn Parish Council: No objection expressed but the following comments are made:

- From local knowledge, there are complex land drainage arrangements around the site and provision of adequate land drainage systems is required.
- The Parish Council recognise that due regard has been given to the incline of the land and the topography of the site with regards to the scale of the dwellings, some ridge heights (Plot 1 in particular) are out of scale with existing properties in the area.
- Whilst this development is in Glaphorn Parish, it is outside the Glaphorn settlement boundary. This development may set a precedent for further expansion to the north of the village over what is valuable agricultural land.
- There is a Saxon burial ground in the vicinity of the proposed development. Glaphorn Parish Council would like to be assured that this development would not have an affect.
- Query the extent of parish boundaries.

6.4 Senior Environmental Health Officer: No objection, subject to conditions to investigate and remediate contamination as necessary.

6.5 ENC Waste Management: A condition requesting the submission of a site waste management plan is recommended. A swept path analysis would need to be submitted.

7 Evaluation
7.1 The following issues are relevant to the determination of this application:

7.2 Principle of Development
7.2.1 The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land (paragraph 17). Also, it advises that Local Planning Authorities should seek to promote sustainable development in existing towns and villages and make allowance for windfall development (paragraphs 55 and 48).

7.2.2 Policies 1, 7, 9 and 10 of the North Northamptonshire Core Spatial Strategy (NNCSS) seek to strictly control new development in the open countryside, and to direct new development to sites within and adjoining settlement boundaries. The proposed development would make use of land which already accommodates a dwelling and a series of other related buildings within an existing residential area. This is supported by the NPPF and policy 9 of the North Northamptonshire Core Spatial Strategy and as such the principle of development is considered to be acceptable.
7.2.3 For clarification: The proposed development would be detached from Glapthorn village and would be contained within a previously developed site. The proposal would not therefore contribute to the coalescence of Oundle and Glapthorn.

7.3 Visual Impact
7.3.1 Firstly, it is clear that the application site stands as a previously developed site, with an existing dwelling and a significant number of outbuildings spread throughout the site. From the north, the site appears well developed and it is clear when approaching from the north that the application site forms part of the built form of Oundle, regardless of its semi-rural character. Views of the site are constrained by adjacent boundary hedging and the site becomes less visible as you approach the town.

7.3.2 The applicant is aware that the site is sensitive in terms of its peripheral location and with regard to the increase in land levels within the site. Due consideration has therefore been given to the design, height and overall scale of the proposed dwellings to ensure a high quality development and one that would have a limited impact on the surrounding landscape.

7.3.3 The proposed scheme has been designed to appear as a farmstead type development with a farm house to the front of the site and the remainder of the dwellings included as subservient and ancillary buildings beyond. This arrangement would be much like the existing nature of the site.

7.3.4 Plot One would face Glapthorn Road and would appear as the principle building. Its design and scale would be similar to that of the neighbouring semi-detached dwellings at 149 and 151 Glapthorn Road. Plot 1 would be significantly taller than the existing bungalow on the site and positioned closer to the highway. However, Plot One would serve as a pleasing gateway feature when reaching the town using Glapthorn Road and provided that high quality materials are used, no harm would result.

7.3.5 Plots 2 and 3 would be positioned behind Plot 1 and adjacent to semi-detached dwellings at 149 and 151 Glapthorn Road. Plots 2 and 3 would have a simple design with a staggered ridge height, central chimney and traditional eaves detailing. Each dwelling would have a double garage positioned behind it and with the appearance of a small outbuilding.

7.3.6 Plots 4 and 5 would be positioned further into the site and would be viewed as small detached barn conversions from Glapthorn Road. The dwellings would have an 'L' shaped floor plan with simple elevation details and a full height cart access window which would be partly timber clad. Garaging for each plot would be positioned against the south east boundary of the site and obscured by Plots 2 and 3.

7.3.7 Plot 6 would be sited close to the south west boundary of the site. This dwelling would be single storey to take account of the increase in land levels to the rear of the application site. Its design would be simple and traditional and the dwelling would appear as a subordinate ancillary building to the adjacent workers cottages.

7.3.8 From a distance along Glapthorn Road, the ridge heights of each of the dwellings would be similar to one and other, except the farmhouse which is designed to be slightly more dominant. Gaps between the proposed buildings would allow views of the existing development beyond. The dwellings would be set against the backdrop of the town and would not appear overly prominent.

7.3.9 Overall, the proposed development would have a positive visual impact upon the site and the appearance of the approach into Oundle.
7.3.10 A condition is recommended to ensure that high quality materials are used, along with separate conditions to require the submission of landscaping and boundary treatment details. The reinforcement of the existing natural boundary screening to the northern boundary of the site is crucial in ensuring that the development appears well established.

7.4 Impact on Neighbouring Residential Amenity
7.4.1 The only dwellings that would be affected by the proposed development in terms of residential amenity are 149 and 151 Glapthorn Road. All other property's are far enough away from the site so as not to be affected.

7.4.2 Numbers 149 and 151 face south east away from the application site and the rear elevation of these properties back on to Plot 2 of the proposed development with a gap of 9 metres in-between. No's 149 and 151 also have a single storey extension to the rear and there would be a gap of 6 metres between the existing dwellings and plot 2. The gap between the properties would accommodate a driveway to plot 2 and boundary screening.

7.4.3 Plot 2 would measure 8.3 metres in height and would have a depth of 12 metres. The path of the sun would mean that the existing dwellings would overshadow a portion of Plot 2 in the morning and no loss of light would occur along the rear elevation of numbers 149 and 151. Although there are principle windows in the rear elevation of 149 and 151 (bedroom windows), the separation distance between the existing dwellings and Plot 2 would be sufficient to ensure that Plot 2 does not have an overbearing impact upon numbers 149 and 151.

7.4.4 A condition is recommended to ensure that all windows at first floor level in the south east elevation of Plot 2 are obscure glazed and to ensure that no additional openings are created in the future. Also, a condition withdrawing permitted development rights for extensions and alterations is recommended to prevent any future issues with regards to overbearing impact or overlooking.

7.4.5 The driveway to Plot 2 would be positioned directly adjacent to the shared boundary with numbers 149 and 151. However, this is similar to the current arrangement with the existing bungalow and the impact in terms of noise would be not be significantly greater than at present.

7.4.6 The garages for Plots 2 and 3 would be single storey and positioned adjacent to the shared boundary between the application site and number 149. However, the garages would be single storey and no overshadowing of number 149 would result.

7.4.7 The positioning of the proposed dwellings within the site is acceptable in that no significant overshadowing or overbearing impact would occur. A degree of overlooking between plots would be achievable; however the overlooking would not be to a degree which could be considered harmful.

7.4.8 Overall, the proposed development would not have a detrimental impact upon neighbouring residential amenity.

7.5 Highway Impact
7.5.1 The existing dwelling at 151 and the proposed dwelling on Plot 1 would have direct access to Glapthorn Road for services. Plots 2, 3, 4, 5, and 6 would be accessed off a shared private driveway which is to be created along the northern side of the site. The shared driveway would use the existing point of access from Glapthorn Road and would be improved to provide the required visibility splay and access width. However, the applicant correctly points out that it is not necessary to insist that the access is constructed to adoptable standards as it would only fully serve 5 dwellings. Furthermore, an engineered access point would be undesirable from a visual point of view.
7.5.2 No response has been received from the Highways Authority at present but the case officer is seeking comments and will report these on the update sheet when received. It is likely that further conditions will need to be added to the report.

7.6 Drainage
7.6.1 The submitted application form confirms that the development would be connected to a mains sewer/existing drainage system. As in any other development, it is the developer’s responsibility to ensure adequate drainage and sewerage systems are used. This issue will also be dealt with under building regulations.

8 Other issues
8.1 Waste Collection: Waste Collection vehicles currently stop in the road to collect waste. The proposed access would not be suitable for waste collection vehicles to enter and so the same collection arrangement as existing would apply. A condition is proposed to ensure that the applicant identifies an appropriate bin collection area close to the access point to ensure that bin collection can be as swift as possible.

8.2 Archaeology: Given the comments from Glapthorn Parish Council regarding a possible Saxon burial site within the vicinity of this application site, the archaeological advisor has been consulted. Comments will be included on the update sheet.

8.3 Site Waste Management Plan: The legislation enabling local authorities to request a site waste management plan is no longer in place. Therefore, a condition requiring such information (as requested by ENC Waste Management) has not been included.

8.4 Ecology: The likelihood of there being bats within the buildings or any valuable ecology on the ground on site is low and as such it is not necessary to require detailed information regarding bat mitigation or ecology assessment. However, an informative is recommended to remind the applicant of his responsibility to ensure that no bats or other protected species are disturbed or harmed as a result of the development.

8.5 Trees: There are a number of trees within the site and most of which are of limited value and none are protected by tree preservation order. There is a band of six Oak trees adjacent to the southern corner of the site (in the garden of 149 Glapthorn Road) which are of visual merit and the applicant proposes to retain them. Conditions are proposed to require the submission of further information (Arboricultural Method Statement and Tree Protection Plan) to demonstrate that the proposed development will be carried out in a manner which will not result in harm to these trees.

8.6 Sustainability: The application site is within close proximity to the services contained within Oundle and these services are within walking distance. Oundle is well linked via public transport to other larger settlements in the wider area. As such, the proposed development would be sustainable in terms of its location.

9 Recommendation
9.1 That full planning permission be GRANTED subject to satisfactory Highway Authority and Archaeology comments and subject to the following conditions:

Conditions/Reasons -

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: Statutory requirement under provision of Section 91 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development, a schedule and samples of all external materials to be used within the development including facing, roofing and fenestration (for the dwellings and garages) shall have been submitted to and approved in writing by the
local planning authority. The development shall thereafter be carried out in accordance with the approved details.
   Reason: To achieve a satisfactory elevational appearance for the development.

3. 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 include the reinforcement and replanting of the northern boundary of the site).
   Reason: To ensure a reasonable standard of development and to avoid detriment to the visual and residential amenity of the area.

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 damage or diseased, shall be replaced in the next planting season with others of a similar size and species.
   Reason: To ensure a reasonable standard of development and to avoid detriment to the visual and residential amenity of the area.

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design and type of boundary treatment to be erected or retained. Post and rail fencing shall be used for all public facing boundaries. The approved boundary treatment shall be completed before first occupation of the dwelling to which it relates and retained in that form.
   Reason: To ensure an acceptable form of development.

6. The development hereby permitted shall be carried out in accordance with the levels details as shown on the approved plans.
   Reason: To ensure a satisfactory form of development.

7. Prior to the first occupation of any of the dwellings hereby approved, an appropriate means of drainage to prevent unregulated discharge of surface water onto the highway shall be installed in an operational manner. The drainage system shall be retained and maintained as fit for purpose in perpetuity.
   Reason: In the interests of highway safety.

8. No gates, barriers or means or enclosure shall be erected across the shared access road within 5m of the highway boundary.
   Reason: In the interests of highway safety.

9. Prior to the commencement of the development of the dwellings hereby permitted, details of measures to ensure that mud and other such loose material does not migrate onto the highway 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 for the duration of the construction period.
   Reason: In the interests of highway safety.

10. All operational vehicles arriving and leaving the application site shall be appropriately sealed so as to prevent material spillage and dust nuisance during the construction and finishing phase.
    Reason: In the interests of highway safety.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no further insertion of windows, extensions, or other form of enlargement to the residential development, including to the roofs, or erection of outbuildings or the erection of fencing in addition to that approved as part of this application or any subsequent discharge of conditions approval, shall take place without
the prior written consent of the Local Planning Authority.
Reason: To prevent an overdevelopment of the site and to safeguard residential and visual amenity.

12. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for the storage of three standard sized wheelie bins for each new property. The refuse storage and collection facilities shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.
Reason: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

13. 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 outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays and at no times on Sundays or Bank Holidays.
Reason: In the interests of residential amenity.

14. Before the first occupation of the dwellings hereby permitted all windows serving bathroom or en-suite's and the landing window in the south east elevation of Plot 2 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(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
Reason: In the interests of residential amenity.

15. Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority (LPA). The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
Reason: To ensure potential risks arising from previous site uses have been fully assessed.

16. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.
Reason: To ensure site remediation is carried out to the agreed protocol.
17. 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.

18. 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 Local Planning Authority.
   
   Reason: To ensure all contamination within the site is dealt with.

19. Notwithstanding the submitted information and prior to the commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with BS5837:2012 (Trees). The works shall thereafter be undertaken in accordance with the approved details.
   
   Reason: To ensure the protection of the onsite trees.

20. The works hereby permitted shall be carried out strictly in accordance with the approved plans (1803:11, 10, 12, 13a, 14a 15, 16a, 17, 18, 19, 20, 12255ea-01, received by the Local Planning Authority on 15/01/15 and 28.01.15) 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.

Informatives

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in accordance with paras 186 and 187. The applicant took pre-application advice and the case officer has negotiated the submission of additional detail from the applicants agent, in order to reach a positive recommendation.

2. The details pursuant to conditions 2, 3, 5, 9, 12 and 15 are required prior to the commencement of development because they are critical to the material considerations of the scheme. The development would not be acceptable without these details being first approved.

3. The applicant should be informed that this planning permission does not absolve them from complying with the relevant law in relation to the protection of protected species, including bats and nesting birds, and obtaining and complying with the terms and conditions of any licences required.
Land between the Gables and Church Road, Hargrave
Committee Report

Case Officer: Anne Dicks

Date received: 10 March 2015
Date valid: 10 March 2015
Overall Expiry: 5 May 2015
Ward: Stanwick
Parish: Hargrave

Applicant: The Horrell Family
Agent: Henry H Bletsoe & Son
Location: Land Between The Gables And Church Road Hargrave Northamptonshire

Proposal: Outline: Erection of a single detached residential dwelling (all matters reserved)

1. Summary of Recommendation
1.1 That outline planning permission be GRANTED subject to conditions.

2. The Proposal
2.1 This is an outline application, with all matters reserved, proposing the erection of a single detached dwelling within the village of Hargrave, to the north of the Village Hall. A new vehicular access to the plot is also proposed.

2.2 A Planning Justification Statement/Design and Access Statement and a Tree Assessment and Survey have been submitted to support this application.

3. The Site and Surroundings
3.1 The site is situated on Church Road, next to the Village Hall and is surrounded by residential properties on all other sides. Currently an unused grass paddock, the site is enclosed with a post and rail fence. A site plan submitted proposed an access off a shared driveway - this has since been amended to show an indicative access and position of the dwelling. The access is now proposed to the south of the site, adjacent to the Village Hall at the point of access with Church Road. There are two TPOs on the site and one adjacent to it on a shared access driveway. As the plan supplied is indicative only, the developer would not be bound by the layout represented.

4. Policy Considerations
4.1 National Planning Policy Framework
Section 7 - Requiring good design.

4.2 North Northamptonshire Core Spatial Strategy
Policy 1 - Strengthening the Network of Settlements
Policy 7 - Delivering Housing
Policy 9 - Distribution and Location of Development
Policy 10 - Distribution of Housing
Policy 13 - General Sustainable Development Principles
Policy 14 - Energy Efficiency and Sustainable Construction
Policy 15 - Sustainable Housing Provision
4.3 Other
Emerging North Northamptonshire Joint Core Spatial Strategy Review
Policy 3 - Landscape Character
Residential Extensions and Alterations Guide
Highway Authority Standing Advice for Planning Authorities
Trees and Landscapes SPD

5 Relevant Planning History
5.1 EN/92/00010/FUL: Erection of one dwelling house (outline) - approved 04.03.1992.

6 Consultations and Representations
6.1 Neighbours: Four objections received - summarised as:
- Application site is outside of the Hargrave Settlement Boundary as defined in the
  Raunds Preferred Options Document (2007)
- RPO Document is the most up to date/carefully considered/relevant whilst completion of
  Four Towns Plan is awaited
- Prior to RPO Document (2007) the village was a "Restricted Infill" settlement under the
  1996 Local Plan - this seems to be considered out of date by planners
- Application is inappropriate and contentious should not be granted prior to the
  completion of the Four Towns Plan
- My property is within this boundary and would overlook the site of this application
- Access is already limited for the existing residents off shared driveway, more traffic to
  new dwelling would be problematic
- Further development will have an adverse impact for existing residents and visitors to the
  village
- Number of trees on site with TPOs - concern regarding protection of these
- As outline planning applied for no guarantee that a subsequent developer would not try
  to increase the number of dwellings or build something out of character with village
- Not clear if application is for one or two storeys/would any permission restrict
  development to a single dwelling - or could further dwellings be built
- Use of the shared driveway - due to surfacing and overhanging trees this would not be
  fit for intensification of use - needs should be addressed and drive upgraded
- Position of access on submitted plan would cut off vehicular access for my property
  and neighbours who share driveway.

6.2 Hargrave Parish Council: Objections - summarised as:
- Development would be outside village policy line as determined by settlement
  boundary details of 2007
- The land has been recently identified by PC as suitable for amenity land (owner had
  been contacted)
- Access is a concern of existing residents regarding their current access rights
- Development would have visual impact on the Village Hall/existing residents as village
  has limited open space - detrimental effect on village centre
- Concerns that TPO trees would be affected
- Development would be out of character with area

6.3 ENC Senior Tree and Landscape Officer: No objections - summarised as: Having
reviewed the indicative site plan, I can confirm I have no objection to the proposals subject to
the addition of conditions to protect the trees on site.

6.4 Hargrave Village Hall Management Committee: Summarised as: The majority of our
committee are in agreement that outline planning permission should be granted.
6.5 NCC Highways Officer: No objection. Summarised as: Regarding the Indicative Site Plan, as submitted 20.04.2015 - can confirm that the arrangements would be acceptable in principle.

7 Evaluation
7.1 The following considerations are relevant to the determination of this application.

7.2 Principle of development

7.2.1 The development site sits within the established built form of Hargrave. Whilst the 2007 Raunds Preferred Options Document defines this parcel of land as outside the village settlement, this policy was never adopted and so old that it carries very little weight. As the emerging Four Towns Plan is yet to be formalised, housing development cannot be discouraged - provided that all other issues and constraints are satisfied and that development would accord with government guidance.

7.2.2 The site has been considered suitable for development in the past when in 1992 outline permission for the erection of one dwelling house was approved. Prior to this, in 1986, full planning permission had been granted for a two storey dwelling (dated 09.10.1986). The relevant policy has not changed significantly enough, since these applications were considered, to warrant officers forming a different opinion with this current application, in relation to the principle of development.

7.2.3 The application is for outline planning permission with all matters reserved for later determination. The application seeks to determine the principle of erecting a single detached dwelling on the site, with an access at the end of a shared driveway. The National Planning Policy Framework (NPPF) contains a general presumption in favour of sustainable development, and in particular states that proposals that accord with the development plan should be approved without delay. The development plan for the Hargrave area is the North Northamptonshire Core Spatial Strategy 2008 (CSS) and the policies contained in the NPPF also need be considered. Limited weight should also be given to the Emerging North Northamptonshire Joint Core Spatial Strategy Review.

7.2.4 NPPF paragraph 53 states that inappropriate development of garden land should be resisted but in this case the proposed development would not necessarily be inappropriate - given that it would front Church Road and does not form part of a residential curtilage. The proposed development would therefore comply with the relevant specific provisions within the NPPF. Paragraph 55 opposes isolated development. However, given that the site falls within an existing built form defining the settlement, this proposal would be in accordance with this policy.

7.2.5 CSS policies 1, 9 and 10 all seek to focus development within existing settlements. The application site comprises a vacant site next to the Village Hall, surrounded by a group of existing dwellings - at the centre of the ribbon development which forms the settlement. Therefore it would be difficult in this case to argue that residential development should be resisted on principle alone, particularly given the provisions of the NPPF and the site's characteristics.

7.2.6 The emerging NNJCS review policy 11 states that small scale infill development will be permitted on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity.

7.2.7 To conclude: This proposal would be acceptable in principle, subject to the following considerations discussed below, to include Design and character of the area, Residential amenity and Highway matters.
7.3 Design and character of the area

7.3.1 The scheme is in outline form and does not propose any details of the development other than it would be a single detached dwelling. The detail of style and appearance would be a matter for a reserved matters application to be determined at a later date. In terms of scale and character, a single detached dwelling set within this large open plot would be in keeping with the surrounding properties and in principle would be visually acceptable on the street scene. This area of the village, which is a mainly ribbon development, has no particular pattern of development. The cluster of large detached dwellings in substantial plots which surround the site form an environment in which the proposed development would not necessarily be inappropriate. It should be noted that, unlike its nearest neighbours, this plot would front onto Church Road. The proposed development would therefore comply with the relevant specific provisions within the NPPF. Paragraph 55 opposes isolated development. However, given that the site falls within an existing built form defining the settlement, this proposal would be in accordance with this policy.

7.3.2 To conclude: This proposal would not result in significant harm to the character of the area.

7.4 Residential amenity

7.4.1 The application has been submitted in outline form with all matters reserved and does not propose any details of the development other than it would be a single detached dwelling. Notwithstanding this, an indicative layout suggests a possible location of the dwelling and access arrangements. A new access is suggested adjacent to the existing access to the Village Hall, to the south of the site, to facilitate the new dwelling.

7.4.2 In terms of overlooking, with no details of the positioning of windows, this cannot be fully assessed at this stage, however, the indicative position of the proposal would be some 35 metres from The Gables to the west, 45 metres to Woodlands to the north-west, 50 metres to Acacia House to the north-east and some 25 metres to No.4, Grange Farm to the south-west. The properties on the opposite side of Church Road would be an average of more than 50 metres from the proposal. The relative positioning of the existing dwellings in the neighbourhood would ensure that, subject to careful consideration at reserved matters stage, there should be no adverse impact in terms of residential amenity with regard to overlooking, overshadowing or overbearing impact. The only other building close enough to the site to be directly affected by the proposed development would be the Village Hall. The Village Hall Management Committee has written in support of the proposal.

7.5 Highway matters

7.5.1 Policy 13 (d) of the North Northamptonshire Core Spatial Strategy specifically relates to the need for development proposals to have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards.

7.5.2 As the scheme is in outline form and does not propose a detailed layout of the proposed turning and parking arrangements, the details would need to be agreed at reserved matters stage. The indicative layout proposes a revised point of access which has been relocated so that it would no longer meet the shared driveway at its narrow point but would share the point of access onto Church Road, adjacent to the village Hall to the south-east of the site.

7.5.3 The NCC Highways Officer has no objections to the revised proposed access - as indicated on the drawing received on 30.04.2015. Conditions are recommended to ensure a satisfactory access.
7.6 Trees

7.6.1 There are two TPO Ash trees on the site with another Hornbeam outside the plot but adjacent to the adjacent shared entrance drive. The Senior Tree and Landscape Officer and the Highway Authority have not raised any objections to this proposed development with regard to trees.

7.7 Drainage

7.7.1 As the site does not fall within a floodplain, drainage details would be adequately covered by Building Regulations.

7.8 Sustainability

7.8.1 A condition attached to this consent will request a sustainability strategy to accord with NNCSS Policy 14.

7.9 Ecology

7.9.1 There are no significant biodiversity issues relating to this site.

7.10 Waste

7.10.1 A condition attached to this consent will request full details of provision for waste reduction and recycling and water efficiency and recycling as well as details of bin storage and a collection point.

7.11 Landscaping

7.11.1 A condition attached to this consent will request full details of a Landscaping Scheme.

8. Recommendation

8.1 It is recommended that outline planning permission be GRANTED subject to conditions.

Conditions/Reasons -

1. No development shall commence until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

   Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2015 Article 5.

2. In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

   Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2015 Article 5.

3. The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

   Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of
the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2015 Article 5.

4. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall thereafter be constructed in accordance with the slab levels that have been approved in writing by the local planning authority.
   Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.

5. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, details of the boundary treatment 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 dwelling 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.

6. Prior to the commencement of development, a comprehensive landscaping scheme for the site shall be submitted to and approved in writing by the local planning authority. The details shall include a Tree Protection Plan for the onsite trees which shall be implemented prior to the commencement of development and shall be in accordance with BS5837:2012. The landscaping scheme shall thereafter be implemented in accordance with the approved details in the first planting season following the occupation of the development. Any trees that die or become diseased within a 5 year period of implementation shall be replaced on a like-for-like basis.
   Reason: To ensure a reasonable standard of development.

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

8. Before any work is commenced on the development hereby permitted, a sample of the proposed facing and roofing materials for the building shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.
   Reason: In order to achieve a satisfactory elevation appearance.

9. Notwithstanding the submitted details, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This statement shall be in accordance with BS5837: 2012. The development shall thereafter be carried out in accordance with these details.
   Reason: To ensure the protection of trees on site

10. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and collection point shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for the storage of three standard sized wheeled bins with a collection point no further than 25 metres from the public highway. The refuse storage and collection facilities shall be
provided prior to the first occupation of the dwelling and shall be retained in the approved form thereafter.

Reason: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

Informatives

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraphs 186 and 187.

This proposal, as first submitted, was of concern with regard to failing to satisfy NCC Highways standards. After negotiating with the applicant’s agent, a revised indicative site plan was submitted which satisfied NCC Highways Standing Advice. This was confirmed by the NCC Highways Officer.
Committee Report  
Committee Date: 10 June 2015  

Case Officer: Anna Lee  

<table>
<thead>
<tr>
<th>Date received</th>
<th>Date valid</th>
<th>Overall Expiry</th>
<th>Ward</th>
<th>Parish</th>
</tr>
</thead>
</table>

Ward: Thrapston Market  
Parish: Ringstead  

Applicant: Mick George Ltd  
Agent: Northamptonshire County Council - Mr P Moor  
Location: Ringstead Grange Quarry, Raunds Road, Ringstead, Northamptonshire  

Proposal: Non-material amendment to planning permission  
12/00016/MIN/12/00506/NCC for importation of fill material in the Western sector to extend the "Landscaping Zone" by approximately 5HA  

1 Summary of Recommendation  

1.1 That Northamptonshire County Council be advised that East Northamptonshire Council has no objection to the proposal.  

2. The Proposal  
2.1 The application is a consultation to East Northamptonshire Council (ENC) on the application submitted to Northamptonshire County Council for a non-material amendment to planning permission 12/00016/MIN (ENC ref: 12/00506/NCC) which approved the extraction of limestone at the site.  

2.2 The proposal seeks to extend the landscaping from the western section of the site across to include 'cuts 12 and 13' to allow these areas to be restored at an earlier stage. The application has been submitted as site investigations have indicated that these areas are not suitable for extraction.  

3. The Site and Surroundings  
3.1 The application site was originally in agricultural use and is situated some 600m southwest of Ringstead and a similar distance to the northwest of Raunds. Great Addington is approximately 1.5km to the northwest of the site and Little Addington is approximately 1.3km to the west. The A45 bounds the site to the south, the Raunds Road to the east. The site is within close proximity to the Upper Nene Gravel Pits SSSI and RAMSAR/SPA designated sites.  

4 Policy Considerations  

4.1 National Planning Policy Framework 2012  

4.2 North Northamptonshire Core Spatial Strategy 2008  
Policy 13: General Sustainable Development Principles
4.3 North Northamptonshire Joint Core Strategy 2011-2031 Pre-submission Plan, Jan 2015
Policy 1 - Presumption in Favour of Sustainable Development
Policy 3 - Landscape Character

4.4 Northamptonshire Minerals and Waste Local Plan (MWLP) 2014

5 Relevant Planning History
5.1 12/00506/NCC – “Extraction of limestone identified within the adopted MWDF as a
preferred site for mineral working and progressive restoration of the site to a beneficial after

5.2 15/00720/NCC - ENC was recently consulted on another non-material amendment.
The proposed changes included allowing overnight parking of HGVs; to slightly amend the
location and arrangement of offices and weighbridge; and to amend the scheme of works so
the mineral processing plant does not move with the development but remains in the first
phase for the duration of the development. Whilst ENC did not object to this proposal, it
queried whether the proposed changes could be considered as non material amendments, on
20.04.2015.

6 Consultations and Representations
6.1 East Northamptonshire Council is not required to undertake consultations as it is being
consulted by Northamptonshire County Council - the determining authority for minerals and
waste.

7 Evaluation
7.1 'Cuts 12 and 13' situated towards the western boundary of the site were initially
approved for limestone extraction. However, as "site investigations have indicated that the
limestone is both thin and of poor quality, possibly affected by historic mining", the applicant
does not wish to proceed with mineral workings on the western part of the site and is now
seeking to restore and landscape these areas earlier.

7.2 The proposed changes are considered to be relatively minor and to be non-material in
nature.

8 Recommendation
8.1 That Northamptonshire County Council be advised that East Northamptonshire Council
has no objection to the proposed amendments.

Informatives

1. This decision relates to the following information:
   Drawing number: R15/154 Revision A
   Application form
   Mick George Letter dated 12 May 2015
<table>
<thead>
<tr>
<th>Case Ref. No. and Page No.</th>
<th>Location</th>
<th>Officers Rec.</th>
</tr>
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<tbody>
<tr>
<td>15/00376/FUL Page 3</td>
<td>332 Addington Road</td>
<td>Grant</td>
</tr>
<tr>
<td></td>
<td>Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Local Highway Authority has no objection to the proposal.</td>
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<tr>
<td></td>
<td>Condition 10 should be amended to read:</td>
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<td></td>
<td>Prior to any onsite clearance or demolition works, an updated Ecological survey shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with any recommendations or mitigation measures as set out in the survey. Evidence that the measures have been implemented shall be submitted to the local planning authority prior to the first use of the development hereby permitted.</td>
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<td></td>
<td>Reason: To ensure that no harm would be caused to any protected species as a result of the development.</td>
<td></td>
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<tr>
<td></td>
<td>County Archaeologist: No objection.</td>
<td></td>
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<tr>
<td>15/00460/EXT Page 14</td>
<td>Chelveston Renewable Energy</td>
<td>No obj</td>
</tr>
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<td></td>
<td>Updates</td>
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### 15/00675/FUL  
**Page 18**  
**138 Cromwell Road**  
 **Updates**  

1. Additional comments have been received from the property owner which include information that there is a drain pipe to one side at the front which will help minimise the impact of the projection of the insulation material beyond the frontage of the property at the point where it is located.

### 15/00811/FUL  
**Page 21**  
**12 The Leys Woodford**  
 **Updates**  

1. Further to the comments detailed in paragraph 6.4 from the Police Crime Prevention Design Advisor, a revised boundary treatment plan has now been agreed with him for the site. In view of this, Condition 6 should be reworded to read ‘*The boundary treatments as shown on plan 40289 008B received on 26th May 2015 shall be executed as part of the approved scheme and retained in perpetuity thereafter*’. and reference to this Condition should be removed from informative 2.

2. An additional objection has been received from another adjacent resident. In summary, this expresses concerns on the grounds that the proposal will cause parking and traffic problems in the area due to being an overdevelopment of the site.

Officer response: It is considered that these points are already addressed in the Committee Report in response to objections that had been received at the time it was written.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Updates</th>
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<tbody>
<tr>
<td>15/00091/FUL</td>
<td>153 Glapthorn Road Oundle</td>
<td>No further comments have been received from Highways or the NCC Archaeological Advisor. To take account of points mentioned by neighbours with regards to archaeology and to ensure a satisfactory vehicle access, the following conditions are recommended: Notwithstanding the submitted details and prior to commencement of the development hereby permitted, details of the construction and surfacing of the vehicular access, parking facilities, turning areas and all other hard-surfaced areas within the site shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development and be thereafter retained in perpetuity. Reason: In the interest of highway safety, residential amenity and the character and appearance of the area. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Archaeological investigation and recording shall thereafter be carried out in accordance with the approved scheme. Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.</td>
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<tr>
<td>15/00472/OUT</td>
<td>Land between The Gables and Church Road, Hargrave</td>
<td>Updates</td>
</tr>
<tr>
<td>15/00976/NCC</td>
<td>Ringstead Quarry</td>
<td>Updates</td>
</tr>
</tbody>
</table>

Grant

No Obj