# APPLICATIONS FOR DETERMINATION

## PLANNING MANAGEMENT COMMITTEE  - 1 July 2015

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**PLEASE NOTE APPLICATION  15/00405/FUL HAS BEEN WITHDRAWN BY APPLICANT**
Charles Street, Thrapston
Case Officer  Graham Wyatt

Date received  16 January 2015
Date valid  29 January 2015
Overall Expiry  30 April 2015
Ward  Thrapston Lakes
Parish  Thrapston

Applicant  Spire Homes - Mr Syed Hassan
Agent  Jefferson Sheard Architects - Mr P Bradley
Location  Charles Street Thrapston Northamptonshire
Proposal  Demolition of ten two bedroom bungalows and four two bedroom flats and replace with fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows with associated parking, access and landscaping

The application is brought before the Development Control Committee as it is a Major Development.

1  Summary of Recommendation
1.1  That, subject to the applicant entering into a legal agreement to secure appropriate planning obligations and affordable housing, the application be GRANTED subject to conditions.

2  The Proposal
2.1  The application seeks planning permission for the demolition of ten two bedroom bungalows and four two bedroom flats and replace with fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows with associated parking, access and landscaping. The development will provide a mixture of shared ownership and rental properties with the following mix:

7 x 2 bed houses – shared ownership
4 x 3 bed houses – shared ownership
12 x 2 bed houses - rent
5 x 3 bed houses - rent

3  The Site and Surroundings
3.1  The site lies within a residential area to the north of the town. The road contains a number of properties of differing design and size. As one enters the road a development of 5 semi-detached houses have been erected on the left hand side of Charles Street and to the right are the bungalows that will be demolished. Further into the site is a turning head where the houses to be demolished are sited. To the west of the road is a public play area that will be retained following the competition of the development.

3.2  The site lies outside of the Thrapston Conservation Area and there are no listed buildings in the vicinity. The site is not within a flood zone and there are no tree preservation orders on the site. There are no other relevant site constraints.
4 Policy Considerations
4.1 National Planning Policy Framework
   National Planning Practice Guidance

4.2 North Northamptonshire Core Spatial Strategy 2008
   Policy 13 - General Sustainable Development Principles
   Policy 14 - Energy Efficiency and Sustainable Construction
   Policy 15 - Sustainable Housing Provision

4.3 The Rural North, Oundle and Thrapston Plan 2011
   Policy 1 - Settlement Roles
   Policy 2 - Windfall Developments
   Policy 8 - Housing Mix
   Policy 13 - Affordable Housing Requirements
   Policy 15 - Open Space, Sport and Recreational Facilities

5 Relevant Planning History
5.1 None.

6 Consultations and Representations
6.1 Neighbours: No representations received.

6.2 Thrapston Town Council: No objection.

6.3 Housing Manager: The current properties were only built as a short term solution and
   are no longer deemed fit for purpose. This will be the first development of affordable
   housing in Thrapston for several years. The current properties have extremely large
   gardens which for most occupants of bungalows are unmanageable. The new
   properties are of a good size and still have a garden that suits most household's needs.

6.4 The proposed mix has been discussed with Housing Strategy. Given the undulating
   nature of the site it is felt appropriate to provide a mix of family accommodation and a
   small number of bungalows. Table 10 of the Thrapston Housing Needs and Mix
   Requirements illustrates the very low provision of 2 bedroom houses in the town and
   this development will provide 11 additional two bedroom houses/bungalows.

6.5 The 5 bungalows are two bedroom units with a wet room which will mean that they are
   suitable for older persons or smaller households with mobility difficulties. Demand for
   affordable accommodation in Thrapston is particularly high as few vacancies occur and
   there has been no new provision for the last ten years. Table 11 of the Housing Needs
   and Mix Requirements illustrates this for example in 2013 there were no two bedroom
   houses available and the two bedroom flats attracted 67 bids. Compared to other towns
   in the District affordable opportunities in Thrapston are very limited and this
   development will help to increase provision.

6.6 Police Liaison Officer: No objection

6.7 Environmental Protection Officer: No objection subject to conditions.

6.8 NCC Highways: No objection subject to conditions.

6.9 Waste Management Officer: No objection subject to conditions.

6.10 A site notice was displayed on 5th February 2015. No other representations were
     received.

7 Evaluation
7.1 The site lies within the defined settlement of Thrapston. Policy 1 of the RNOTP states
that within the Rural Service Centres, development opportunities include the re-use of previously developed land and buildings, other windfall development and greenfield sites as identified within the plan.

7.2 Policy 2 of the RNOTP states that planning permission will be given for windfall development within the settlement boundaries of towns and villages provided the criterion therein is complied with. As a result, the principle of residential development at the site is acceptable.

7.3 Other matters for consideration would be affordable housing provision, housing mix, impact on the character and appearance of the area, impact on neighbours, highway safety and parking and waste management.

7.4 Affordable Housing Provision

7.5 Policy 15 of the Core Strategy requires the provision of 40% affordable units on developments over 10 units. In this case, that equates to 11 units. However, the applicant is Spire Homes who are a Registered Provider of social housing. Spire owns the development land at Charles Street and will do in perpetuity. As policy 15 only requires the provision of 40% of the units to be affordable, to require all of them to be affordable through a legal agreement would be unreasonable and unnecessary. Given that the site is within the built up area of Thrapston, whereby market housing would be accepted in principle, the remaining 60% of the proposed housing can be market housing or affordable, depending on the applicants wishes. However, the legal agreement will only secure the required 40%.

7.6 Housing Mix

7.7 Policy 8 of the RNOTP states that on smaller sites in Thrapston a mix of house types to include mainly 3, 4 or more beds should be provided unless specific housing needs survey suggest a more appropriate mix.

7.8 In this case the Housing Manager has assessed the housing need for Thrapston and identifies that a very low provision of 2 bed units in the town, of which this development will provide 19 (14 x 2 bed houses and 9 x 2 bed bungalows). The remaining properties would be 3 bed houses. As a result of the housing survey, the mix is considered acceptable and complies with the expectations of Policy 8 of the RNOTP.

7.9 Impact on the Character and Appearance of the Area

7.10 The site lies within a residential area of Thrapston, close to the town centre. The area has a variety of amenities close to the site such as shops, schools, employment and recreation areas. The area is a mixture of bungalows and two storey dwellings with Charles Street itself containing both types of development.

7.11. The current layout provides 10 x two bedroom bungalows and a pair of semi-detached units that contain four flats. All of these buildings will be demolished to allow fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows to be erected at the site. Each plot will be provided with its own parking spaces, of which the majority will be in front of the dwelling. Plots 3 - 6 and 16 - 17 will have spaces allocated in a block. The plots will all have private amenity areas to the rear of the property.

7.12 The buildings are adequately spaced and do not appear crammed in their setting. The buildings would be constructed of brick under a tile or artificial slate roof with stone and timber detailing. The form of the development would be traditional with contemporary detailing.
7.13 The development would reflect the current use of the site and would integrate into the surrounding residential areas. It is considered that the development would have a positive and acceptable impact on the character of the area.

7.14 Impact on Neighbours

7.15 The site is surrounded by residential properties. Therefore, it is necessary to ensure that the amenities of surrounding properties are not affected to a significant degree. The site is bounded by properties on Oundle Road, Highfield Road and John Street. All of the rear boundaries will be developed with either 1.8m close boarded fencing or 1.2m close boarded fencing topped with 600mm timber trellis.

7.16 The existing dwellings along Highfield Road are some 22m - 44m from the rear elevation of the proposed dwellings. Those that are closest (plots 27 & 28) are bungalows with the remaining properties that face Highfield Road are two storey properties. However, they remain over 30m away at their closest.

7.17 Likewise, plots 1, 2 and 3 are bungalows and are between 28m - 32m from the rear elevations of those properties along John Street. The remaining properties are some 30m from the rear elevations of properties along John Street. All of the proposed properties would be over 30m from the rear elevations of those along Oundle Road.

7.18 As a result of this, the proposed dwellings are unlikely to have a significant effect on the amenities of adjoining occupiers through noise, overshadowing or loss of light. The proposal is therefore acceptable in this regard.

7.19 Parking and Highway Safety

7.20 The County Council as Local Highway Authority are satisfied that the development is acceptable in terms of parking and highway safety.

7.21 Waste Management

7.22 The Waste Management Officer confirms that using the 1.67 metre overhang swept path analysis provided access for our vehicles is technically feasible.

7.23 Planning Obligations

7.24 Northamptonshire County Council has requested a number of financial contributions to off-set the impact of the development on local services and facilities. These will be secured via a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended). A clause regarding ensuring that the affordable dwellings are all retained will also be contained within the agreement. The requested contributions are as follows:

   Primary schools: £43, 818
   Secondary schools; £31, 425
   Fire and rescue: £1, 484
   Libraries; £3, 031

7.25 The applicant has agreed to enter into the agreement and provide the requested contributions and affordable housing.

8 Other issues
8.1 None
9. Conclusion
9.1 The proposal is considered acceptable and is recommended for approval.

10 Recommendation
10.1 That, subject to the applicant entering into a legal agreement to secure appropriate planning obligations and affordable housing, the application be GRANTED subject to 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents:
   A_2000 Rev A - Site Location Plan
   A_2001 Rev B - Site Layout
   A_2010 Rev A - Plots 01, 02 & 03 2 Bed Bungalows Plans and Elevations
   A_2015 Rev A - Plots 04, 05 & 06 2 Bed House Plans and Elevations
   A_2020 Rev A - Plots 07, 08 & 09 3 Bed Houses Plans and Elevations
   A_2025 Rev A - Plots 10, 11 & 12 2 Bed Houses Plans and Elevations
   A_2030 Rev A - Plots 13 & 14 2 Bed Houses Plans and Elevations
   A_2035 Rev A - Plots 15, 16 & 17 2 Bed Houses Plans and Elevations
   A_2040 Rev A - Plots 18, 19, 20 & 21 2 Bed Houses Plans and Elevations
   A_2045 Rev B - Plots 22, 23 & 24 3 Bed Houses Plans and Elevations
   A_2050 Rev B - Plots 25 & 26 2 Bed Houses Plans and Elevations
   A_2055 Rev A - Plots 27 & 28 2 Bed Bungalows Plans and Elevations
   A_4001 Rev B - Feasibility/Sketch Scheme Typical Street Elevation
   A_5001 Rev A - Boundary types Sections and Elevations
   0131_A_8025 - Site Plan
   0131_A_8051 - Plots 01 - 03
   0131_A_8052 - Plots 04 - 06
   0131_A_8053 - Plots 07 - 09
   0131_A_8054 - Plots 10 - 12
   0131_A_8055 - Plots 13 & 14
   0131_A_8056 - Plots 15 - 17
   0131_A_8057 - Plots 18 - 21
   0131_A_8058 - Plots 22 - 24
   0131_A_8059 - Plots 25 & 26
   0131_A_8060 - Plots 27 & 28
   5311-SK2EM-2015-05-20 Refuse Vehicle Track Run (1.67m Front Axle Overhang)
   Arboricultural Survey & Report (R J Tree Services dated May 2014)
   Phase II Site Appraisal (GRM dated May 2014)
   Transport Statement (BCAL Consulting dated January 2015)
   Planning Statement (Bidwells dated January 2015)
   Design and Access Statement (Jefferson Sheard Architects December 2014)
   Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. Prior to the commencement of the development hereby approved, samples of the brick and tiles to be used in the construction of the walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
4. 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 unless otherwise agreed with the local planning authority.
   Reason: To ensure the protection of the local amenity throughout construction works

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

6. At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.
   Reason: To ensure the protection of the local amenity throughout construction works

7. No demolition products (concrete, bricks, soil, etc.) shall be processed (crushed or sorted) on-site, unless otherwise agreed in writing with the Local Planning Authority.
   Reason: To ensure the protection of the local amenity throughout construction works

8. 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

9. Vehicles, including delivery vehicles, must not park outside the development site at any time of the day or night unless specifically agreed in writing with the Local Planning Authority. 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

10. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, visibility splays, gradient, surfacing and drainage) of the access, parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
    Reason: In the interests of highway safety

11. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
(c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
(d) details of boundary treatments.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development.

13. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and retained in accordance with the approved details.

Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

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. The development as submitted was acceptable and therefore no negotiations were necessary.

Conditions 3, 10, 11 and 13 are pre-commencement conditions and details of the materials, access, parking and landscaping are integral to the acceptability of the development and its potential impact on highway safety, neighbour amenity, its appearance and impact on the character of the area.
Committee Report

The application be GRANTED subject to conditions.

The application seeks permission to allow the creation of two additional car parks at Warth Park. One car par would allow additional disabled parking to be provided at the site and a further car park would be for Geopost staff. This application is a reserved matters application pursuant to application 11/00700/OUT.

Application 11/00700/OUT granted permission at the site for the "Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access).

The site is situated to the north west of Raunds and was previously agricultural land occupied by a farmstead known as Scalley Farm. The site has outline permission for 100, 000 sq. m of business floorspace. A number of distribution warehouses have been erected at the site in line with the outline permission. The site lies on the outskirts of Raunds with good access onto the A45 and A6/A14 road network.

Policy Considerations

National Planning Policy Framework

North Northamptonshire Core Spatial Strategy 2008
Policy 13 - General Sustainable Development Principles

Relevant Planning History

11/00700/OUT - Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access) Approved 22/03/12

12/00522/VAR - Variation of Conditions 1 and 2: EN11/0700/OUT (22.03.12) Condition 1 (dealing with Reserved Matters) and Condition 2 (Dealing with REM time limit): Demolition of existing buildings and development of employment park Approved 08/05/12
5.3 13/01243/REM - Reserved matters: Appearance, landscaping, layout and scale for a B8 unit of 11,985 square metres with associated parking pursuant to outline planning permission 11/00700/OUT dated 22.03.12 as varied by 12/00522/VAR dated 08.05.12 Approved 26/09/13

5.4 14/00789/REM - Reserved matters: Appearance, layout, scale and landscaping for a B8 (storage and distribution) unit of 38,399 square metres and associated parking works pursuant to planning permission EN/11/00700/OUT - 'Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access)' dated 09.12.11 - Approved 14/08/2014

6. Consultations and Representations
6.1 Neighbours: No representations received.

6.2 Raunds Town Council: No objection.

6.3 NCC Highways: No objection.

6.4 A site notice was displayed on 16th March 2015. No other representations were received.

7. Evaluation
7.1 The site lies within an established commercial area that benefits from various planning permissions for warehouse and distribution buildings. Following the unprecedented increase in parcel deliveries for companies such as Amazon and the collapse of City Post, the applicant has found themselves in a position whereby demand for their services has increased. As a result, the applicant has taken on more staff to cope with the demands which have lead to overspill of parking onto the road network. This is exacerbated by the shift systems the applicant operates.

7.2 As a result of this, the applicant has looked at their Travel Plan and has identified some areas for improvement, such as car sharing, public transport and cycling/walking to work. However, again exacerbated by shift patterns and demand for their services, a number of additional car parking spaces are required for staff.

7.3 As a result, an additional 80 spaces are proposed adjacent to the 'Airwair' building for staff of Geopost. The applicant has confirmed that these spaces would be the maximum required to ensure that they operate effectively. There is no desire to create more parking spaces in the future. The access to the parking area will be controlled by a barrier. The proposal also seeks an additional 5 disabled car parking spaces. These would be located to the south of the DSV building.

7.4 Given the sites location within an established commercial area, it is not considered that the car parking areas would have a detrimental impact on the character of the area. However, details of a lighting to be used will need to be assessed before it is installed. This can be controlled by way of a planning condition.

8. Other issues
8.1 None

9. Conclusion
9.1 The proposal is considered acceptable and is recommended for approval.

10. Recommendation
10.1 It is recommended that the application be GRANTED subject to 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Drawing P0001, P0002 and Overarching Construction Management Plan June 2012 Rev 01.
   Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. Before the development is taken into use, details of any lighting proposed at the site shall be submitted to and approved by the local planning authority. The development shall be carried out in complete accordance with the approved details.
   Reason: In the interest of the visual amenity.

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. The development as submitted was acceptable and therefore no negotiations were necessary.
High Street South, Rushden
Committee Report

Case Officer Rosalind Hair

Date received 2 March 2015
Date valid 15 May 2015
Overall Expiry 10 July 2015
Ward Rushden Sartoris
Parish Rushden

Applicant Grand Union Housing Group - Ms N Mulligan
Agent Baily Garner - Rebekah Wood
Location Former Garage High Street South Rushden Northamptonshire

Proposal Demolition and redevelopment of site to form residential scheme with nine two bedroom units and car parking

This application is brought before the Development Control Committee at the request of Ward Members.

1. Summary of Recommendation
1.1 That planning permission be REFUSED

2. The Site and its Context
2.1 The application site is a former petrol filling station located on High Street South, Rushden, adjacent to the entrance to Rushden Hall Park which wraps to the south and west of the site. The park is associated with the grade II* listed Rushden Hall. Grade I listed St Mary’s church lies to the north east of the site and a grade II listed cottage; understood to be the sole thatched cottage in Rushden; lies beyond the park to the south of the site. Opposite the site (east) there is a 1960’s shopping precinct and to other directions flats and dwellings lie closest to the site.

2.2 The main body of the site is fairly flat, having been built up to approximately road level. A small section of the rear of the site (beyond a retaining wall) is at a significantly lower level, consistent with the adjacent park and contains mature trees.

2.3 There is a small water course running adjacent to the west boundary of the site and the western edge of the site lies within flood zones 2 and 3.

2.4 The site is not within, however lies very close to, the designated Conservation Area, which extends to include the Highway in front of the site.

3. The Proposal
3.1 The application proposes the erection of 9 two bedroomed flats. The applicant has advised the intention is that the flats will provide ‘affordable’ housing by a registered social landlord.

3.2 The flats would be contained in a building which would appear to be made up of three adjoining blocks. The building would have a modern design, with unusual roof form for some elements. There would also be more typical pitched roof sections and a flat roof element. It is proposed that the building be constructed of brick with grey clay roof tiles and hanging tiles to some parts of the building.
3.3 Access would be from High Street South at the south of the frontage and would lead to a parking area for 9 vehicles. A cycle store and bin store are also proposed within this area. There would be some limited landscaping areas and a private garden serving one of the flats.

4. Policy Considerations
4.1 National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

4.2 North Northamptonshire Core Spatial Strategy (NNCSS):
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 Emerging Policy:
North Northamptonshire Joint Core Strategy 2011-2031 Pre-submission Plan January 2015

4.4 Supplementary Planning Documents:
Parking (NCC)
Northamptonshire Place and Movement Guide (NCC)
Sustainable Design (NNJPU)
Planning Out Crime in Northamptonshire (NCC)
Trees and Landscape (WBC and ENC)
North Northamptonshire Biodiversity SPD (NNJPU)

4.5 Other:
DCLG Technical Housing Standards – national described space standards (2015)

5. Relevant Planning History
5.1 04/00857/FUL: Residential development of 19 flats (refused)

5.2 05/00299/FUL: Nineteen apartments and associated works (refused, appeal lodged and withdrawn)

5.3 05/01830/FUL: 17 apartments and associated works (permitted)

5.4 07/00696/FUL: Seventeen apartments and alteration of the vehicular access from two entrances/exit into one (withdrawn)

6. Consultations and Representations
6.1 Neighbours: None received

6.2 Cllrs (Pinnock, Peacock and North):
6.2.1 Request call in to Committee, this is a very sensitive site which requires careful consideration.

6.3 Town Council:
6.3.1 Most strongly object for the following reasons:
- Overdevelopment
- Overbearing development taking no account of adjacent Conservation Area
- Not in keeping with current streetscene
- Inadequate parking facilities
- Offers inferior living accommodation contrary to NPPF para 56 ‘Making Better Places for People’

6.4 Highway Authority: None received

6.5 Environment Agency:
6.5.1 Object in the absence of an acceptable flood risk assessment (FRA). The FRA submitted fails to properly consider the fluvial flood risk to the site. The development should only be considered acceptable in this location if the sequential and exception tests are passed.

6.6 Lead Local Flood Authority:
6.6.1 Refer to our standing advice. Advice note should be added to any decision notice regarding the need for land drainage consent.

6.7 ENC Senior Conservation Officer: None received

6.8 ENC Senior Tree and Landscape Officer: No objection

6.9 ENC Contaminated Land Officer:
6.9.1 No environmental information has been submitted in support of the planning application; however it is considered that measures can be secured through the use of planning conditions to ensure the development can be safely delivered. [A site investigation report has subsequently been submitted by the applicant and forwarded to the Contaminated Land Officer for comment].

6.10 Historic England:
6.10.1 We do not wish to comment in detail but offer some general observations:
- The proposal lies within the setting of the Grade I listed Church of St Mary and Grade II* Rushden Hall. The potential impact on the setting of numerous designated heritage assets, including those mentioned must be carefully considered.
- The applicant has not provided any evidence that they have considered the potential impact of the proposal on the historic environment. There is no heritage impact assessment.
- We advise your authority to only determine the application if it is satisfied that in accordance with 128-129 of the NPPF it has sufficient information to properly understand the impact and judge whether significance is harmed.
- We advise the authority follows the guidance of the Principal Planning Archaeologist with respect to archaeological assets. As a minimum the Historic Environment Record should have been consulted.

6.11 Northamptonshire Police:
6.11.1 No formal objection. Suggest; the development is built to secure standards as agreed and confirmed by email from the applicant’s agent. The main issues that will need to be agreed by the police and LPA in writing are: The security standards of all external openings (windows And Doors) and individual unit private doors, boundary treatments & materials, external bin store design, landscaping and on site lighting.

6.12 JPU Design Officer: None received

6.13 ENC Housing Officer: None received

6.14 ENC Waste Officer:
6.14.1 The bins stores shown either side of the main entrance are acceptable. The bin stores should be secure with access for residents only. The access to the bin stores should be flat (with dropped kerbs if necessary) to allow ease of movement of full communal waste bins by our crews.
6.15 The Wildlife Trust: None received

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

7.2 Principle of Development:
7.2.1 Residential development in this sustainable location within the town of Rushden is supported by both national and local planning policies which seek to re-use previously developed sites in locations which are accessible to services. The principle of development is therefore acceptable and it should be noted that permission was previously granted in 2005 for a development of 17 flats, although this permit has now expired.

7.3 Need:
7.3.1 The applicant is proposing the flats be ‘affordable’ and the Housing Strategy Team were supportive of the proposal at pre-application stage. Subject to receipt of satisfactory comments from the Housing Officer, it is considered that the proposal would help to address housing need in the area.

7.4 Design, Scale and Layout:
7.4.1 The proposed building has been designed to appear as three buildings, linked by a flat roof element. This method of breaking up the mass can help to reduce the bulk of a building; however in this instance it is still considered that the building has a bulky appearance. It is not considered that the form and appearance of the building relates satisfactorily to the established character of the area and it does not appear to draw on positive design features from the local area. As a result, the building would appear as a dominant and incongruous feature. It may have been preferable for the elements of the building to step down in height towards the southern end of the site adjacent to the park, to address this heritage asset and to reduce the dominance of the southern elevation. This would also mirror the stepping of the buildings on the other edge of the park and this was an approach taken in the previously approved scheme. In contrast, the southern part of this proposal is the highest part of the building and this elevation would be particularly dominant because of its angular design and feature tile hanging. There are mature trees beyond the southern site boundary; however these would not so effectively screen the development so as to prevent significant harm to the established character and appearance of the area. Whilst the commercial precinct opposite the site is not of architectural merit and detracts from the area, this would not be a reason to accept a proposal which would further harm the appearance of the area.

7.4.2 It is unclear which colour brick is proposed for the development as the submitted plans conflict with the application form. Materials could be agreed by condition but in this case, high quality materials would not overcome the concerns with the design of the building.

7.4.3 The applicant has been asked to clarify the floor areas of the flats and to clarify whether they meet the recently published national space standards. It would appear that for the most part the proposal complies with the standards; however it falls short with respect to a bedroom size for one flat type and in respect to storage. It is hoped that the applicant will address this in their response and this can be reported on the update sheet or at Committee if necessary.

7.4.4 Although there is minimal amenity space for the flats (with the exception of a private garden serving one flat), the site is adjacent to the park and therefore this is considered acceptable.

7.4.5 For the above reasons the proposal fails to represent an acceptable design and would give rise to significant harm to the character and appearance of the area, contrary to NNCSS 13 (h) and (i) and the NPPF.
7.5 Impact on Heritage Assets:
7.5.1 Historic England have commented that the application is not accompanied by a Heritage Impact Assessment and is located in proximity to numerous designated heritage assets including the setting of the Grade I listed St Mary's Church and Rusden Hall II*. The applicant is aware of these comments and has indicated their intention to submit the required information. Nevertheless, without this information it is not considered that there is sufficient information to fully assess the impact of the proposal on heritage assets, contrary to 128 of the NPPF and there are concerns with the design of the building and its impact on the area, the Conservation Area and setting of nearby listed buildings for the reasons set out previously in this report. The proposal has therefore failed to demonstrate that it would not unacceptably harm designated heritage assets, contrary to NCCSS Policy 13 (i) and (o) and the NPPF Chapter 12.

7.6 Highway Issues and Parking:
7.6.1 Vehicular access would be via an existing access point at the south of the frontage with High Street South. This would lead to a parking area for 9 vehicles with space for turning. Whilst two of the spaces appear of a substandard size, it would be difficult to resist the development on the grounds of parking in this sustainable town centre location. Comments have yet to be received from the Highway Authority, however subject to receipt of satisfactory comments, it is not considered that the proposal would result in any significant Highway safety issues.

7.7 Trees and Landscaping:
7.7.1 The application is supported by a Tree Survey and Arboricultural Impacts Assessment, which considers the trees within the site and those adjacent in Rushden Hall Park. It is proposed to remove one category B Sycamore and several category C Sycamores towards the rear of the application site. The removal of these trees would not be considered to have a significant detrimental impact on the visual appearance of the area, given the existence of other adjacent trees. The Council’s Senior Tree and Landscape Officer has considered the submitted reports and is satisfied with the proposal. The proposal is therefore considered to be acceptable in arboricultural terms, subject to a condition to ensure the development is carried out as detailed in the submitted arboricultural impacts assessment and supporting plan.

7.7.2 The submitted information provides some details of proposed landscaping, including planting to the frontage. A condition would need to be attached if the application were to be approved to agree the final details and secure the implementation of the scheme.

7.8 Impact on Neighbouring Amenity:
7.8.1 The proposed building is sufficiently far from properties opposite (across the road) and to the south, such that residential amenity would not be adversely affected.

7.8.2 To the north west of the site are a row of terraced dwellings, which would be approximately 24 metres from the proposed building and therefore would not be adversely affected.

7.8.3 The windows in the north elevation of the proposed building would look towards the existing flats to the north of the site and the communal car park serving these flats. The distances between windows on the rear elevation of the flats and the windows on the proposed building would be sufficient to prevent harmful overlooking. There are three windows in the side (South) elevation of the adjacent building which would look towards the development, albeit at a slight angle. The windows would be approximately 17 metres from the proposed building, which would contain principle windows. Given the intervening access, mature trees (to be retained) and the slight angle between the buildings, this distance is considered to be acceptable in order to prevent significant overlooking or an overbearing impact in this instance.
7.9 Ecology:
7.9.1 The application is accompanied by an ecological survey and further Bat survey which found evidence of Bats. The Bat survey concludes that both mitigation and compensation measures would be required in order to ensure the development does not unacceptably harm this protected species. A licence would also be required from Natural England; however this is separate to any planning permission. The ecological report also notes that care should be taken to prevent damage to the semi natural woodland and stream at the west of the site and that site clearance should not been undertaken during the bird nesting season. The Wildlife Trust have been consulted on the application, however no comments have been received to date. Subject to receipt of satisfactory comments, a series of planning conditions would be considered sufficient to ensure the proposal does not have a significant detrimental impact on protected species or important habitats.

7.10 Flood risk and Drainage:
7.10.1 The application is accompanied by a Flood Risk Assessment, however the Environment Agency have advised that this does not adequately consider the risk of fluvial flooding. In addition, the applicant has not submitted a sequential/exception test as required by NPPF paragraph 103 and therefore has failed to demonstrate whether there are other suitable sites which are at a lower risk of flooding. The agent considers that the response from the EA is not correct based on the location of the floodplain and it is understood that they are currently in communication with the EA regarding this issue. At this point however, a formal objection has been received from the EA and the proposal is therefore recommended for refusal on the basis that it fails to comply with NNCSS Policy 13 (q) and the NPPF which seek to prevent an increase in the risk of flooding. If a revised response is received from the EA, this can be reported on the update sheet or at Committee as necessary.

7.10.2 The proposal would require land drainage consent; however this is separate to planning.

8 Other issues
8.1 Crime and Security: It is not considered that the proposal would give rise to any significant crime or security issues, subject to conditions as suggested by Northamptonshire Police.

8.2 Archaeology: No comments have been received from the County Archaeologist, therefore the proposal is not considered to raise significant concerns with respect to archaeological assets.

8.3 Waste: The bin stores shown are acceptable, subject to a condition to ensure level access.

8.4 Contaminated Land: A site investigation report has been submitted by the applicant and revised comments are awaited from the Council's Contaminated Land Officer. Regardless of any further comment, any contamination on site can be adequately dealt with by planning conditions.

8.5 Renewable Energy and Efficiency Measures: If the application were to be approved, a condition should be attached to agree specific renewable energy/efficiency measures to ensure compliance with NNCSS Policy 14.

8.6 S106: The development is not of a scale to require section 106 contributions. Although the applicant has stated their intention is to provide 'affordable' flats, this could not reasonably be secured by condition or legal agreement, as it would not be necessary in planning terms nor fairly and reasonably related in scale and kind to the development, therefore the tests for conditions or planning obligations would not be met.
8.7 Emerging Policy: Some weight can be given to the Joint Core Strategy 2011-2031 Pre Submission Plan and the policies outlined in that document are considered to support the conclusions of this report.

9. Recommendation
9.1 That planning permission be REFUSED for the following reasons:

Conditions/Reasons

1. By virtue of the scale, mass and appearance, the proposal would adversely affect the established character of the area, contrary to NNCSS Policy (h) and (i) and the NPPF.

2. The application does not demonstrate that the proposal would not unacceptably harm designated heritage assets, contrary to NNCSS Policy 13 (i) and (o) and the NPPF Chapter 12.

3. The application is accompanied by an inadequate Flood Risk Assessment and does not include a sequential/exception test, therefore fails to comply with NNCSS Policy 13 (q) and the NPPF.

Informatives

1. This decision has been taken in accordance with 186 and 187 of the National Planning Policy Framework. The Local Planning Authority has provided the applicant with the opportunity to withdraw the application to negotiate amendments.
99 Upper Queen Street, Rushden
Committee Report

Case Officer Wayne Cattell 15/00959/VAR

Date received 19 May 2015 Date valid 22 May 2015 Overall Expiry 17 July 2015 Ward Rushden Hayden Parish Rushden

Applicant Rockingham Forest Housing Association Ltd - Ms J Wood

Agent East Northamptonshire Council - Mr R Morgan

Location 99 Upper Queen Street Rushden Northamptonshire NN10 0BS

Proposal Variation of condition 3 - extension size modified - pursuant to planning permission 14/01996/FUL dated 21.10.14 - Bathroom extension to side of property

1. Summary of Recommendation
1.1 That permission is GRANTED subject to conditions. The Application is brought before the Committee because East Northamptonshire Council are acting as the agent for the Applicant.

2. The Proposal
2.1 The proposal seeks to erect a single storey extension to the side of the property. This will provide a bathroom for a disabled person. This is an amended design following a previous approval under planning reference 14/01996/FUL for a flat roofed side extension. This previous application was considered at Committee on 17th December 2014.

3. The Site and Surroundings
3.1 The application relates to an end of terraced property. The site is in a residential location with no Listed Buildings or Tree Preservation Orders affecting it. It is also not in a Conservation Area.

4. Policy Considerations
4.1 National Planning Policy Framework

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

4.3 Other documents - Northamptonshire Highway Development Management Strategy 2013

5. Relevant Planning History
5.1 14/01996/FUL - single storey side extension - approved.

6. Consultations and Representations
6.1 Neighbours: Letters sent to 100 and 102 Gloucester Crescent plus 97, 101, 106, 108 and 110 Upper Queen Street, Rushden.

6.2 A Site Notice was also put up adjacent to the property subject to this Application on 2nd June 2015.

6.3 Rushden Town Council - No views received at time of writing report. (Timescale given to comment expires 17.06.15).
7. Evaluation
7.1 Visual impact and impact on the amenities of neighbours are the main considerations 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 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.

7.4 This proposal seeks to create a simple single storey side extension. It will be 2.7 metres
wide by 4.5 metres long. The previous application had the same width but was 5.4 metres
long. As with the previous proposal, the extension will be constructed of brickwork to match
the existing dwelling. It will have a pitched roof as opposed to a flat roof that was approved
as part of the previous application. The pitched roof is considered to be an improvement in
appearance terms and will have a longer life than a flat one. The new design is therefore
considered acceptable and in keeping with the existing dwelling and the street scene.

7.5 An adequate amenity area will be retained for the dwelling when the extension is in place.

7.6 The land where the extension is to be built is possibly available for off road parking at
present. However, there will still be enough space to park a car off the highway in front of it
once it is complete. This amount of parking provision is considered acceptable at the
dwelling.

7.7 The dwelling that this proposal will potentially have the greatest potential impact on is
number 97 Upper Queen Street. However, this property is separated from the proposal by an
alley way which leads through to the street behind. There is also a 2 metre high fence to both
sides of the alleyway and the extension will only be 3.6 metres tall and will have the gable
end of the existing property behind it. The proposal will therefore have no significant impact
on this adjacent property.

7.8 Overall, the proposal is considered to be of an acceptable design and there is no impact
on the amenities of neighbouring properties which would justify refusing Planning
Permission.

8. Recommendation
8.1 That permission is GRANTED 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 development hereby permitted shall be finished externally in materials to match the
   existing building. 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 plan received on 15th June 2015 plus drawings DFG/CA179/001 Revision A and DFG/CA179/002 Revision B both received on 19th 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.
Charles Street, Thrapston
Case Officer: Graham Wyatt

Date received: 16 January 2015
Date valid: 29 January 2015
Overall Expiry: 30 April 2015
Ward: Thrapston Lakes
Parish: Thrapston

Applicant: Spire Homes - Mr Syed Hassan
Agent: Jefferson Sheard Architects - Mr P Bradley
Location: Charles Street Thrapston Northamptonshire
Proposal: Demolition of ten two bedroom bungalows and four two bedroom flats and replace with fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows with associated parking, access and landscaping

The application is brought before the Development Control Committee as it is a Major Development.

1. Summary of Recommendation
1.1 That, subject to the applicant entering into a legal agreement to secure appropriate planning obligations and affordable housing, the application be GRANTED subject to conditions.

2. The Proposal
2.1 The application seeks planning permission for the demolition of ten two bedroom bungalows and four two bedroom flats and replace with fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows with associated parking, access and landscaping. The development will provide a mixture of shared ownership and rental properties with the following mix:

- 7 x 2 bed houses – shared ownership
- 4 x 3 bed houses – shared ownership
- 12 x 2 bed houses - rent
- 5 x 3 bed houses - rent

3. The Site and Surroundings
3.1 The site lies within a residential area to the north of the town. The road contains a number of properties of differing design and size. As one enters the road a development of 5 semi-detached houses have been erected on the left hand side of Charles Street and to the right are the bungalows that will be demolished. Further into the site is a turning head where the houses to be demolished are sited. To the west of the road is a public play area that will be retained following the competition of the development.

3.2 The site lies outside of the Thrapston Conservation Area and there are no listed buildings in the vicinity. The site is not within a flood zone and there are no tree preservation orders on the site. There are no other relevant site constraints.
4 Policy Considerations
4.1 National Planning Policy Framework
   National Planning Practice Guidance

4.2 North Northamptonshire Core Spatial Strategy 2008
   Policy 13 - General Sustainable Development Principles
   Policy 14 - Energy Efficiency and Sustainable Construction
   Policy 15 - Sustainable Housing Provision

4.3 The Rural North, Oundle and Thrapston Plan 2011
   Policy 1 - Settlement Roles
   Policy 2 - Windfall Developments
   Policy 8 - Housing Mix
   Policy 13 - Affordable Housing Requirements
   Policy 15 - Open Space, Sport and Recreational Facilities

5 Relevant Planning History
5.1 None.

6 Consultations and Representations
6.1 Neighbours: No representations received.

6.2 Thrapston Town Council: No objection.

6.3 Housing Manager: The current properties were only built as a short term solution and
   are no longer deemed fit for purpose. This will be the first development of affordable
   housing in Thrapston for several years. The current properties have extremely large
   gardens which for most occupants of bungalows are unmanageable. The new
   properties are of a good size and still have a garden that suits most household's needs.

6.4 The proposed mix has been discussed with Housing Strategy. Given the undulating
   nature of the site it is felt appropriate to provide a mix of family accommodation and a
   small number of bungalows. Table 10 of the Thrapston Housing Needs and Mix
   Requirements illustrates the very low provision of 2 bedroom houses in the town and
   this development will provide 11 additional two bedroom houses/bungalows.

6.5 The 5 bungalows are two bedroom units with a wet room which will mean that they are
   suitable for older persons or smaller households with mobility difficulties. Demand for
   affordable accommodation in Thrapston is particularly high as few vacancies occur and
   there has been no new provision for the last ten years. Table 11 of the Housing Needs
   and Mix Requirements illustrates this for example in 2013 there were no two bedroom
   houses available and the two bedroom flats attracted 67 bids. Compared to other towns
   in the District affordable opportunities in Thrapston are very limited and this
   development will help to increase provision.

6.6 Police Liaison Officer: No objection

6.7 Environmental Protection Officer: No objection subject to conditions.

6.8 NCC Highways: No objection subject to conditions.

6.9 Waste Management Officer: No objection subject to conditions.

6.10 A site notice was displayed on 5th February 2015. No other representations were
     received.

7 Evaluation
7.1 The site lies within the defined settlement of Thrapston. Policy 1 of the RNOTP states
that within the Rural Service Centres, development opportunities include the re-use of previously developed land and buildings, other windfall development and greenfield sites as identified within the plan.

7.2 Policy 2 of the RNOTP states that planning permission will be given for windfall development within the settlement boundaries of towns and villages provided the criterion therein is complied with. As a result, the principle of residential development at the site is acceptable.

7.3 Other matters for consideration would be affordable housing provision, housing mix, impact on the character and appearance of the area, impact on neighbours, highway safety and parking and waste management.

7.4 Affordable Housing Provision

7.5 Policy 15 of the Core Strategy requires the provision of 40% affordable units on developments over 10 units. In this case, that equates to 11 units. However, the applicant is Spire Homes who are a Registered Provider of social housing. Spire owns the development land at Charles Street and will do in perpetuity. As policy 15 only requires the provision of 40% of the units to be affordable, to require all of them to be affordable through a legal agreement would be unreasonable and unnecessary. Given that the site is within the built up area of Thrapston, whereby market housing would be accepted in principle, the remaining 60% of the proposed housing can be market housing or affordable, depending on the applicants wishes. However, the legal agreement will only secure the required 40%.

7.6 Housing Mix

7.7 Policy 8 of the RNOTP states that on smaller sites in Thrapston a mix of house types to include mainly 3, 4 or more beds should be provided unless specific housing needs survey suggest a more appropriate mix.

7.8 In this case the Housing Manager has assessed the housing need for Thrapston and identifies that a very low provision of 2 bed units in the town, of which this development will provide 19 (14 x 2 bed houses and 9 x 2 bed bungalows). The remaining properties would be 3 bed houses. As a result of the housing survey, the mix is considered acceptable and complies with the expectations of Policy 8 of the RNOTP.

7.9 Impact on the Character and Appearance of the Area

7.10 The site lies within a residential area of Thrapston, close to the town centre. The area has a variety of amenities close to the site such as shops, schools, employment and recreation areas. The area is a mixture of bungalows and two storey dwellings with Charles Street itself containing both types of development.

7.11. The current layout provides 10 x two bedroom bungalows and a pair of semi-detached units that contain four flats. All of these buildings will be demolished to allow fourteen two bedroom houses, nine three bed houses and five two bedroom bungalows to be erected at the site. Each plot will be provided with its own parking spaces, of which the majority will be in front of the dwelling. Plots 3 - 6 and 16 - 17 will have spaces allocated in a block. The plots will all have private amenity areas to the rear of the property.

7.12 The buildings are adequately spaced and do not appear cramped in their setting. The buildings would be constructed of brick under a tile or artificial slate roof with stone and timber detailing. The form of the development would be traditional with contemporary detailing.
7.13 The development would reflect the current use of the site and would integrate into the surrounding residential areas. It is considered that the development would have a positive and acceptable impact on the character of the area.

7.14 Impact on Neighbours

7.15 The site is surrounded by residential properties. Therefore, it is necessary to ensure that the amenities of surrounding properties are not affected to a significant degree. The site is bounded by properties on Oundle Road, Highfield Road and John Street. All of the rear boundaries will be developed with either 1.8m close boarded fencing or 1.2m close boarded fencing topped with 600mm timber trellis.

7.16 The existing dwellings along Highfield Road are some 22m - 44m from the rear elevation of the proposed dwellings. Those that are closest (plots 27 & 28) are bungalows with the remaining properties that face Highfield Road are two storey properties. However, they remain over 30m away at their closest.

7.17 Likewise, plots 1, 2 and 3 are bungalows and are between 28m - 32m from the rear elevations of those properties along John Street. The remaining properties are some 30m from the rear elevations of properties along John Street. All of the proposed properties would be over 30m from the rear elevations of those along Oundle Road.

7.18 As a result of this, the proposed dwellings are unlikely to have a significant effect on the amenities of adjoining occupiers through noise, overshadowing or loss of light. The proposal is therefore acceptable in this regard.

7.19 Parking and Highway Safety

7.20 The County Council as Local Highway Authority are satisfied that the development is acceptable in terms of parking and highway safety.

7.21 Waste Management

7.22 The Waste Management Officer confirms that using the 1.67 metre overhang swept path analysis provided access for our vehicles is technically feasible.

7.23 Planning Obligations

7.24 Northamptonshire County Council has requested a number of financial contributions to off-set the impact of the development on local services and facilities. These will be secured via a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended). A clause regarding ensuring that the affordable dwellings are all retained will also be contained within the agreement. The requested contributions are as follows:

    Primary schools: £43, 818
    Secondary schools: £31, 425
    Fire and rescue: £1, 484
    Libraries: £3, 031

7.25 The applicant has agreed to enter into the agreement and provide the requested contributions and affordable housing.

8 Other issues

8.1 None
9. Conclusion
9.1 The proposal is considered acceptable and is recommended for approval.

10 Recommendation
10.1 That, subject to the applicant entering into a legal agreement to secure appropriate planning obligations and affordable housing, the application be GRANTED subject to 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents:
   A_2000 Rev A - Site Location Plan
   A_2001 Rev B - Site Layout
   A_2010 Rev A - Plots 01, 02 & 03 2 Bed Bungalows Plans and Elevations
   A_2015 Rev A - Plots 04, 05 & 06 2 Bed House Plans and Elevations
   A_2020 Rev A - Plots 07, 08 & 09 3 Bed Houses Plans and Elevations
   A_2025 Rev A - Plots 10, 11 & 12 2/3 Bed Houses Plans and Elevations
   A_2030 Rev A - Plots 13 & 14 2 Bed Houses Plans and Elevations
   A_2035 Rev A - Plots 15, 16 & 17 2 Bed Houses Plans and Elevations
   A_2040 Rev A - Plot 18, 19, 20 & 21 2 Bed Houses Plans and Elevations
   A_2045 Rev B - Plots 22, 23 & 24 3 Bed Houses Plans and Elevations
   A_2050 Rev B - Plots 25 & 26 2 Bed Houses Plans and Elevations
   A_2055 Rev A - Plot 27 & 28 2 Bed Bungalows Plans and Elevations
   A_4001 Rev B - Feasibility/Sketch Scheme Typical Street Elevation
   A_5001 Rev A - Boundary types Sections and Elevations
   0131_A_8025 - Site Plan
   0131_A_8051 - Plots 01 - 03
   0131_A_8052 - Plots 04 - 06
   0131_A_8053 - Plots 07 - 09
   0131_A_8054 - Plots 10 - 12
   0131_A_8055 - Plots 13 & 14
   0131_A_8056 - Plots 15 - 17
   0131_A_8057 - Plots 18 - 21
   0131_A_8058 - Plots 22 - 24
   0131_A_8059 - Plots 25 & 26
   0131_A_8060 - Plots 27 & 28
   5311-SK2EM-2015-05-20 Refuse Vehicle Track Run (1.67m Front Axle Overhang)
   Arboricultural Survey & Report (R J Tree Services dated May 2014)
   Phase II Site Appraisal (GRM dated May 2014)
   Transport Statement (BCAL Consulting dated January 2015)
   Planning Statement (Bidwells dated January 2015)
   Design and Access Statement (Jefferson Sheard Architects December 2014)
   Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. Prior to the commencement of the development hereby approved, samples of the brick and tiles to be used in the construction of the walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
Reason: To ensure the satisfactory appearance of the completed development

4. 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 unless otherwise agreed with the local planning authority.
   Reason: To ensure the protection of the local amenity throughout construction works

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

6. At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowser, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.
   Reason: To ensure the protection of the local amenity throughout construction works

7. No demolition products (concrete, bricks, soil, etc.) shall be processed (crushed or sorted) on-site, unless otherwise agreed in writing with the Local Planning Authority.
   Reason: To ensure the protection of the local amenity throughout construction works

8. 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

9. Vehicles, including delivery vehicles, must not park outside the development site at any time of the day or night unless specifically agreed in writing with the Local Planning Authority. 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

10. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, visibility splay, gradient, surfacing and drainage) of the access, parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
    Reason: In the interests of highway safety

11. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
(c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
(d) details of boundary treatments.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development.

13. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and retained in accordance with the approved details.

Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

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. The development as submitted was acceptable and therefore no negotiations were necessary.

Conditions 3, 10, 11 and 13 are pre-commencement conditions and details of the materials, access, parking and landscaping are integral to the acceptability of the development and its potential impact on highway safety, neighbour amenity, its appearance and impact on the character of the area.
Warth Park Way, Raunds
Committee Report

Case Officer: Graham Wyatt

15/00422/REM

Date received: 4 March 2015
Date valid: 9 March 2015
Overall Expiry: 4 May 2015
Ward: Raunds
Parish: Windmill

Applicant: Roxhill Warth Ltd And Robert How - Mr M Eckershall

Agent: Mr David Shaw

Location: Phase 2 Warth Park Way Raunds Northamptonshire

Proposal:
Reserved matters - layout of car parks for disabled and for additional Geopost staff parking pursuant to planning permission 11/00700/OUT dated 9.12.11 -Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access)

1. Summary of Recommendation
1.1 The application be GRANTED subject to conditions.

2. The Proposal
2.1 The application seeks permission to allow the creation of two additional car parks at Warth Park. One car par would allow additional disabled parking to be provided at the site and a further car park would be for Geopost staff. This application is a reserved matters application pursuant to application 11/00700/OUT.

2.2 Application 11/00700/OUT granted permission at the site for the "Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access)."

3. The Site and Surroundings
3.1 The site is situated to the north west of Raunds and was previously agricultural land occupied by a farmstead known as Scalley Farm. The site has outline permission for 100, 000 sq. m of business floorspace. A number of distribution warehouses have been erected at the site in line with the outline permission. The site lies on the outskirts of Raunds with good access onto the A45 and A6/A14 road network.

4. Policy Considerations
4.1 National Planning Policy Framework

4.2 North Northamptonshire Core Spatial Strategy 2008
Policy 13 - General Sustainable Development Principles

5. Relevant Planning History
5.1 11/00700/OUT - Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access) Approved 22/03/12

5.2 12/00522/VAR - Variation of Conditions 1 and 2: EN11/0700/OUT (22.03.12) Condition 1 (dealing with Reserved Matters) and Condition 2 (Dealing with REM time limit): Demolition of existing buildings and development of employment park Approved 08/05/12
5.3 13/01243/REM - Reserved matters: Appearance, landscaping, layout and scale for a B8 unit of 11,985 square metres with associated parking pursuant to outline planning permission 11/00700/OUT dated 22.03.12 as varied by 12/00522/VAR dated 08.05.12 Approved 26/09/13

5.4 14/00769/REM - Reserved matters: Appearance, layout, scale and landscaping for a B8 (storage and distribution) unit of 38,399 square metres and associated parking works pursuant to planning permission EN/11/00700/OUT - 'Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space (all matters reserved except for access)' dated 09.12.11 - Approved 14/08/2014

6. Consultations and Representations
6.1 Neighbours: No representations received.
6.2 Raunds Town Council: No objection.
6.3 NCC Highways: No objection.
6.4 A site notice was displayed on 16th March 2015. No other representations were received.

7. Evaluation
7.1 The site lies within an established commercial area that benefits from various planning permissions for warehouse and distribution buildings. Following the unprecedented increase in parcel deliveries for companies such as Amazon and the collapse of City Post, the applicant has found themselves in a position whereby demand for their services has increased. As a result, the applicant has taken on more staff to cope with the demands which have lead to overspill of parking onto the road network. This is exacerbated by the shift systems the applicant operates.

7.2 As a result of this, the applicant has looked at their Travel Plan and has identified some areas for improvement, such as car sharing, public transport and cycling/walking to work. However, again exacerbated by shift patterns and demand for their services, a number of additional car parking spaces are required for staff.

7.3 As a result, an additional 80 spaces are proposed adjacent to the 'Airwair' building for staff of Geopost. The applicant has confirmed that these spaces would be the maximum required to ensure that they operate effectively. There is no desire to create more parking spaces in the future. The access to the parking area will be controlled by a barrier. The proposal also seeks an additional 6 disabled car parking spaces. These would be located to the south of the DSV building.

7.4 Given the sites location within an established commercial area, it is not considered that the car parking areas would have a detrimental impact on the character of the area. However, details of a lighting to be used will need to be assessed before it is installed. This can be controlled by way of a planning condition.

8. Other issues
8.1 None

9. Conclusion
9.1 The proposal is considered acceptable and is recommended for approval.

10. Recommendation
10.1 It is recommended that the application be GRANTED subject to 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Drawing P0001, P0002 and Overarching Construction Management Plan June 2012 Rev 01.
   Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. Before the development is taken into use, details of any lighting proposed at the site shall be submitted to and approved by the local planning authority. The development shall be carried out in complete accordance with the approved details.
   Reason: In the interest of the visual amenity.

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. The development as submitted was acceptable and therefore no negotiations were necessary.
High Street South, Rushden
Grand Union Housing Group - Ms N Mulligan

Daly Garren - Rebekah Wood

Former Garage High Street South Rushden Northamptonshire

Demolition and redevelopment of site to form residential scheme with nine two bedroom units and car parking

This application is brought before the Development Control Committee at the request of Ward Members.

1. Summary of Recommendation
   1.1 That planning permission be REFUSED

2. The Site and its Context
   2.1 The application site is a former petrol filling station located on High Street South, Rushden, adjacent to the entrance to Rushden Hall Park which wraps to the south and west of the site. The park is associated with the grade II* listed Rushden Hall. Grade I listed St Mary’s church lies to the north east of the site and a grade II listed cottage; understood to be the sole thatched cottage in Rushden; lies beyond the park to the south of the site. Opposite the site (east) there is a 1960’s shopping precinct and to other directions flats and dwellings lie closest to the site.

   2.2 The main body of the site is fairly flat, having been built up to approximately road level. A small section of the rear of the site (beyond a retaining wall) is at a significantly lower level, consistent with the adjacent park and contains mature trees.

   2.3 There is a small water course running adjacent to the west boundary of the site and the western edge of the site lies within flood zones 2 and 3.

   2.4 The site is not within, however lies very close to, the designated Conservation Area, which extends to include the Highway in front of the site.

3. The Proposal
   3.1 The application proposes the erection of 9 two bedroomed flats. The applicant has advised the intention is that the flats will provide ‘affordable’ housing by a registered social landlord.

   3.2 The flats would be contained in a building which would appear to be made up of three adjoining blocks. The building would have a modern design, with unusual roof form for some elements. There would also be more typical pitched roof sections and a flat roof element. It is proposed that the building be constructed of brick with grey clay roof tiles and hanging tiles to some parts of the building.
3.3 Access would be from High Street South at the south of the frontage and would lead to a parking area for 9 vehicles. A cycle store and bin store are also proposed within this area. There would be some limited landscaping areas and a private garden serving one of the flats.

4. Policy Considerations
4.1 National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

4.2 North Northamptonshire Core Spatial Strategy (NCCSS):
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 Emerging Policy:
North Northamptonshire Joint Core Strategy 2011-2031 Pre-submission Plan January 2015

4.4 Supplementary Planning Documents:
Parking (NCC)
Northamptonshire Place and Movement Guide (NCC)
Sustainable Design (NNJPU)
Planning Out Crime in Northamptonshire (NCC)
Trees and Landscape (WBC and ENC)
North Northamptonshire Biodiversity SPD (NNJPU)

4.5 Other:
DCLG Technical Housing Standards – national described space standards (2015)

5. Relevant Planning History
5.1 04/00857/FUL: Residential development of 19 flats (refused)

5.2 05/00299/FUL: Nineteen apartments and associated works (refused, appeal lodged and withdrawn)

5.3 05/01830/FUL: 17 apartments and associated works (permitted)

5.4 07/00696/FUL: Seventeen apartments and alteration of the vehicular access from two entrances/exit into one (withdrawn)

6. Consultations and Representations
6.1 Neighbours: None received

6.2 Cllrs (Pinnock, Peacock and North):
6.2.1 Request call in to Committee, this is a very sensitive site which requires careful consideration.

6.3 Town Council:
6.3.1 Most strongly object for the following reasons:
- Overdevelopment
- Overbearing development taking no account of adjacent Conservation Area
- Not in keeping with current streetscene
- Inadequate parking facilities
- Offers inferior living accommodation contrary to NPPF para 56 'Making Better Places for People'

6.4 Highway Authority: None received

6.5 Environment Agency:
6.5.1 Object in the absence of an acceptable flood risk assessment (FRA). The FRA submitted fails to properly consider the fluvial flood risk to the site. The development should only be considered acceptable in this location if the sequential and exception tests are passed.

6.6 Lead Local Flood Authority:
6.6.1 Refer to our standing advice. Advice note should be added to any decision notice regarding the need for land drainage consent.

6.7 ENC Senior Conservation Officer: None received

6.8 ENC Senior Tree and Landscape Officer: No objection

6.9 ENC Contaminated Land Officer:
6.9.1 No environmental information has been submitted in support of the planning application; however it is considered that measures can be secured through the use of planning conditions to ensure the development can be safely delivered. [A site investigation report has subsequently been submitted by the applicant and forwarded to the Contaminated Land Officer for comment].

6.10 Historic England:
6.10.1 We do not wish to comment in detail but offer some general observations:
- The proposal lies within the setting of the Grade I listed Church of St Mary and Grade II* Rushden Hall. The potential impact on the setting of numerous designated heritage assets, including those mentioned must be carefully considered.
- The applicant has not provided any evidence that they have considered the potential impact of the proposal on the historic environment. There is no heritage impact assessment.
- We advise your authority to only determine the application if it is satisfied that in accordance with 128-129 of the NPPF it has sufficient information to properly understand the impact and judge whether significance is harmed.
- We advise the authority follows the guidance of the Principal Planning Archaeologist with respect to archaeological assets. As a minimum the Historic Environment Record should have been consulted.

6.11 Northamptonshire Police:
6.11.1 No formal objection. Suggest; the development is built to secure standards as agreed and confirmed by email from the applicant’s agent. The main issues that will need to be agreed by the police and LPA in writing are: The security standards of all external openings (windows And Doors) and individual unit private doors, boundary treatments & materials, external bin store design, landscaping and on site lighting.

6.12 JPU Design Officer: None received

6.13 ENC Housing Officer: None received

6.14 ENC Waste Officer:
6.14.1 The bins stores shown either side of the main entrance are acceptable. The bin stores should be secure with access for residents only. The access to the bin stores should be flat (with dropped kerbs if necessary) to allow ease of movement of full communal waste bins by our crews.
6.15 The Wildlife Trust: None received

7. Evaluation

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

7.2 Principle of Development:
7.2.1 Residential development in this sustainable location within the town of Rushden is supported by both national and local planning policies which seek to re-use previously developed sites in locations which are accessible to services. The principle of development is therefore acceptable and it should be noted that permission was previously granted in 2005 for a development of 17 flats, although this permission has now expired.

7.3 Need:
7.3.1 The applicant is proposing the flats be ‘affordable’ and the Housing Strategy Team were supportive of the proposal at pre-application stage. Subject to receipt of satisfactory comments from the Housing Officer, it is considered that the proposal would help to address housing need in the area.

7.4 Design, Scale and Layout:
7.4.1 The proposed building has been designed to appear as three buildings, linked by a flat roof element. This method of breaking up the mass can help to reduce the bulk of a building; however in this instance it is still considered that the building has a bulky appearance. It is not considered that the form and appearance of the building relates satisfactorily to the established character of the area and it does not appear to draw on positive design features from the local area. As a result, the building would appear as a dominant and incongruous feature. It may have been preferable for the elements of the building to step down in height towards the southern end of the site adjacent to the park, to address this heritage asset and to reduce the dominance of the southern elevation. This would also mirror the stepping of the buildings on the other edge of the park and this was an approach taken in the previously approved scheme. In contrast, the southern part of this proposal is the highest part of the building and this elevation would be particularly dominant because of its angular design and feature tile hanging. There are mature trees beyond the southern site boundary; however these would not so effectively screen the development so as to prevent significant harm to the established character and appearance of the area. Whilst the commercial precinct opposite the site is not of architectural merit and detracts from the area, this would not be a reason to accept a proposal which would further harm the appearance of the area.

7.4.2 It is unclear which colour brick is proposed for the development as the submitted plans conflict with the application form. Materials could be agreed by condition but in this case, high quality materials would not overcome the concerns with the design of the building.

7.4.3 The applicant has been asked to clarify the floor areas of the flats and to clarify whether they meet the recently published national space standards. It would appear that for the most part the proposal complies with the standards; however it falls short with respect to a bedroom size for one flat type and in respect to storage. It is hoped that the applicant will address this in their response and this can be reported on the update sheet or at Committee if necessary.

7.4.4 Although there is minimal amenity space for the flats (with the exception of a private garden serving one flat), the site is adjacent to the park and therefore this is considered acceptable.

7.4.5 For the above reasons the proposal fails to represent an acceptable design and would give rise to significant harm to the character and appearance of the area, contrary to NNCSS 13 (h) and (i) and the NPPF.
7.5 Impact on Heritage Assets:
7.5.1 Historic England have commented that the application is not accompanied by a Heritage Impact Assessment and is located in proximity to numerous designated heritage assets including the setting of the Grade I listed St Mary’s Church and Rusden Hall II*. The applicant is aware of these comments and has indicated their intention to submit the required information. Nevertheless, without this information it is not considered that there is sufficient information to fully assess the impact of the proposal on heritage assets, contrary to 128 of the NPPF and there are concerns with the design of the building and its impact on the area, the Conservation Area and setting of nearby listed buildings for the reasons set out previously in this report. The proposal has therefore failed to demonstrate that it would not unacceptably harm designated heritage assets, contrary to NCCSS Policy 13 (i) and (o) and the NPPF Chapter 12.

7.6 Highway Issues and Parking:
7.6.1 Vehicular access would be via an existing access point at the south of the frontage with High Street South. This would lead to a parking area for 9 vehicles with space for turning. Whilst two of the spaces appear of a substandard size, it would be difficult to resist the development on the grounds of parking in this sustainable town centre location. Comments have yet to be received from the Highway Authority, however subject to receipt of satisfactory comments, it is not considered that the proposal would result in any significant Highway safety issues.

7.7 Trees and Landscaping:
7.7.1 The application is supported by a Tree Survey and Arboricultural Impacts Assessment, which considers the trees within the site and those adjacent in Rushden Hall Park. It is proposed to remove one category B Sycamore and several category C Sycamores towards the rear of the application site. The removal of these trees would not be considered to have a significant detrimental impact on the visual appearance of the area, given the existence of other adjacent trees. The Council’s Senior Tree and Landscape Officer has considered the submitted reports and is satisfied with the proposal. The proposal is therefore considered to be acceptable in arboricultural terms, subject to a condition to ensure the development is carried out as detailed in the submitted arboricultural impacts assessment and supporting plan.

7.7.2 The submitted information provides some details of proposed landscaping, including planting to the frontage. A condition would need to be attached if the application were to be approved to agree the final details and secure the implementation of the scheme.

7.8 Impact on Neighbouring Amenity:
7.8.1 The proposed building is sufficiently far from properties opposite (across the road) and to the south, such that residential amenity would not be adversely affected.

7.8.2 To the north west of the site are a row of terraced dwellings, which would be approximately 24 metres from the proposed building and therefore would not be adversely affected.

7.8.3 The windows in the north elevation of the proposed building would look towards the existing flats to the north of the site and the communal car park serving these flats. The distances between windows on the rear elevation of the flats and the windows on the proposed building would be sufficient to prevent harmful overlooking. There are three windows in the side (South) elevation of the adjacent building which would look towards the development, albeit at a slight angle. The windows would be approximately 17 metres from the proposed building, which would contain principle windows. Given the intervening access, mature trees (to be retained) and the slight angle between the buildings, this distance is considered to be acceptable in order to prevent significant overlooking or an overbearing impact in this instance.
7.9 Ecology:
7.9.1 The application is accompanied by an ecological survey and further Bat survey which found evidence of Bats. The Bat survey concludes that both mitigation and compensation measures would be required in order to ensure the development does not unacceptably harm this protected species. A licence would also be required from Natural England; however this is separate to any planning permission. The ecological report also notes that care should be taken to prevent damage to the semi natural woodland and stream at the west of the site and that site clearance should not been undertaken during the bird nesting season. The Wildlife Trust have been consulted on the application, however no comments have been received to date. Subject to receipt of satisfactory comments, a series of planning conditions would be considered sufficient to ensure the proposal does not have a significant detrimental impact on protected species or important habitats.

7.10 Flood risk and Drainage:
7.10.1 The application is accompanied by a Flood Risk Assessment, however the Environment Agency have advised that this does not adequately consider the risk of fluvial flooding. In addition, the applicant has not submitted a sequential/exception test as required by NPPF paragraph 103 and therefore has failed to demonstrate whether there are other suitable sites which are at a lower risk of flooding. The agent considers that the response from the EA is not correct based on the location of the floodplain and it is understood that they are currently in communication with the EA regarding this issue. At this point however, a formal objection has been received from the EA and the proposal is therefore recommended for refusal on the basis that it fails to comply with NNCSS Policy 13 (q) and the NPPF which seek to prevent an increase in the risk of flooding. If a revised response is received from the EA, this can be reported on the update sheet or at Committee as necessary.

7.10.2 The proposal would require land drainage consent; however this is separate to planning.

8 Other issues
8.1 Crime and Security: It is not considered that the proposal would give rise to any significant crime or security issues, subject to conditions as suggested by Northamptonshire Police.

8.2 Archaeology: No comments have been received from the County Archaeologist, therefore the proposal is not considered to raise significant concerns with respect to archaeological assets.

8.3 Waste: The bin stores shown are acceptable, subject to a condition to ensure level access.

8.4 Contaminated Land: A site investigation report has been submitted by the applicant and revised comments are awaited from the Council's Contaminated Land Officer. Regardless of any further comment, any contamination on site can be adequately dealt with by planning conditions.

8.5 Renewable Energy and Efficiency Measures: If the application were to be approved, a condition should be attached to agree specific renewable energy/efficiency measures to ensure compliance with NNCSS Policy 14.

8.6 S106: The development is not of a scale to require section 106 contributions. Although the applicant has stated their intention is to provide 'affordable' flats, this could not reasonably be secured by condition or legal agreement, as it would not be necessary in planning terms nor fairly and reasonably related in scale and kind to the development, therefore the tests for conditions or planning obligations would not be met.
8.7 Emerging Policy: Some weight can be given to the Joint Core Strategy 2011-2031 Pre Submission Plan and the policies outlined in that document are considered to support the conclusions of this report.

9. Recommendation
9.1 That planning permission be REFUSED for the following reasons:

Conditions/Reasons

1. By virtue of the scale, mass and appearance, the proposal would adversely affect the established character of the area, contrary to NNCSS Policy (h) and (i) and the NPPF.

2. The application does not demonstrate that the proposal would not unacceptably harm designated heritage assets, contrary to NNCSS Policy 13 (i) and (o) and the NPPF Chapter 12.

3. The application is accompanied by an inadequate Flood Risk Assessment and does not include a sequential/exception test, therefore fails to comply with NNCSS Policy 13 (q) and the NPPF.

Informatives

1. This decision has been taken in accordance with 186 and 187 of the National Planning Policy Framework. The Local Planning Authority has provided the applicant with the opportunity to withdraw the application to negotiate amendments.
99 Upper Queen Street, Rushden
Case Officer  Wayne Cattell  15/00959/VAR

Date received  19 May 2015  Date valid  22 May 2015  Overall Expiry  17 July 2015  Ward  Rushden Hayden  Parish  Rushden

Applicant  Rockingham Forest Housing Association Ltd - Ms J Wood
Agent  East Northamptonshire Council - Mr R Morgan
Location  99 Upper Queen Street  Rushden  Northamptonshire  NN10 0BS

Proposal  Variation of condition 3 - extension size modified - pursuant to planning permission 14/01996/FUL dated 21.10.14  - Bathroom extension to side of property

1. Summary of Recommendation
1.1 That permission is GRANTED subject to conditions. The Application is brought before the Committee because East Northamptonshire Council are acting as the agent for the Applicant.

2. The Proposal
2.1 The proposal seeks to erect a single storey extension to the side of the property. This will provide a bathroom for a disabled person. This is an amended design following a previous approval under planning reference 14/01996/FUL for a flat roofed side extension. This previous application was considered at Committee on 17th December 2014.

3. The Site and Surroundings
3.1 The application relates to an end of terraced property. The site is in a residential location with no Listed Buildings or Tree Preservation Orders affecting it. It is also not in a Conservation Area.

4. Policy Considerations
4.1 National Planning Policy Framework

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

4.3 Other documents - Northamptonshire Highway Development Management Strategy 2013

5. Relevant Planning History
5.1 14/01996/FUL - single storey side extension - approved.

6. Consultations and Representations
6.1 Neighbours: Letters sent to 100 and 102 Gloucester Crescent plus 97, 101, 106, 108 and 110 Upper Queen Street, Rushden.

6.2 A Site Notice was also put up adjacent to the property subject to this Application on 2nd June 2015.

6.3 Rushden Town Council - No views received at time of writing report. (Timescale given to comment expires 17.06.15).
7. Evaluation
7.1 Visual impact and impact on the amenities of neighbours are the main considerations 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 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.

7.4 This proposal seeks to create a simple single storey side extension. It will be 2.7 metres wide by 4.5 metres long. The previous application had the same width but was 5.4 metres long. As with the previous proposal, the extension will be constructed of brickwork to match the existing dwelling. It will have a pitched roof as opposed to a flat roof that was approved as part of the previous application. The pitched roof is considered to be an improvement in appearance terms and will have a longer life than a flat one. The new design is therefore considered acceptable and in keeping with the existing dwelling and the street scene.

7.5 An adequate amenity area will be retained for the dwelling when the extension is in place.

7.6 The land where the extension is to be built is possibly available for off road parking at present. However, there will still be enough space to park a car off the highway in front of it once it is complete. This amount of parking provision is considered acceptable at the dwelling.

7.7 The dwelling that this proposal will potentially have the greatest potential impact on is number 97 Upper Queen Street. However, this property is separated from the proposal by an alley way which leads through to the street behind. There is also a 2 metre high fence to both sides of the alleyway and the extension will only be 3.6 metres tall and will have the gable end of the existing property behind it. The proposal will therefore have no significant impact on this adjacent property.

7.8 Overall, the proposal is considered to be of an acceptable design and there is no impact on the amenities of neighbouring properties which would justify refusing Planning Permission.

8. Recommendation
8.1 That permission is GRANTED 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 development hereby permitted shall be finished externally in materials to match the existing building. 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 plan received on 15th June 2015 plus drawings DFG/CA179/001 Revision A and DFG/CA179/002 Revision B both received on 19th 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.
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<th>Case Ref. No. and Page No.</th>
<th>Location</th>
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<td>Charles Street, Thrapston</td>
<td>Grant</td>
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<td>To clarify paragraph 2.1 on page 2 of the main agenda, the mix of properties will be as follows:</td>
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<td>4 x 3 bed houses – Shared ownership</td>
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<td>7 x 2 bed houses and 5 x 2 bed bungalows – Rent</td>
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<td>5 x 3 bed houses – Rent</td>
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<td>41 Parking spaces will be provided throughout the site.</td>
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<td>Grant</td>
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<td>Updates</td>
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<td></td>
<td>Rushden Town Council: No objection.</td>
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<tr>
<td>Agenda Item 5</td>
<td>Section 106 Agreements</td>
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<tr>
<td><strong>12/01957/OUT</strong> – extension requested until 31/08/15. ENC has now received a draft agreement having chased the applicant’s solicitor for some time.</td>
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<tr>
<td><strong>14/01190/FUL</strong> – extension requested until 31/07/15.</td>
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