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APPLICATIONS FOR DETERMINATION

PLANNING MANAGEMENT COMMITTEE - 12 July 2017

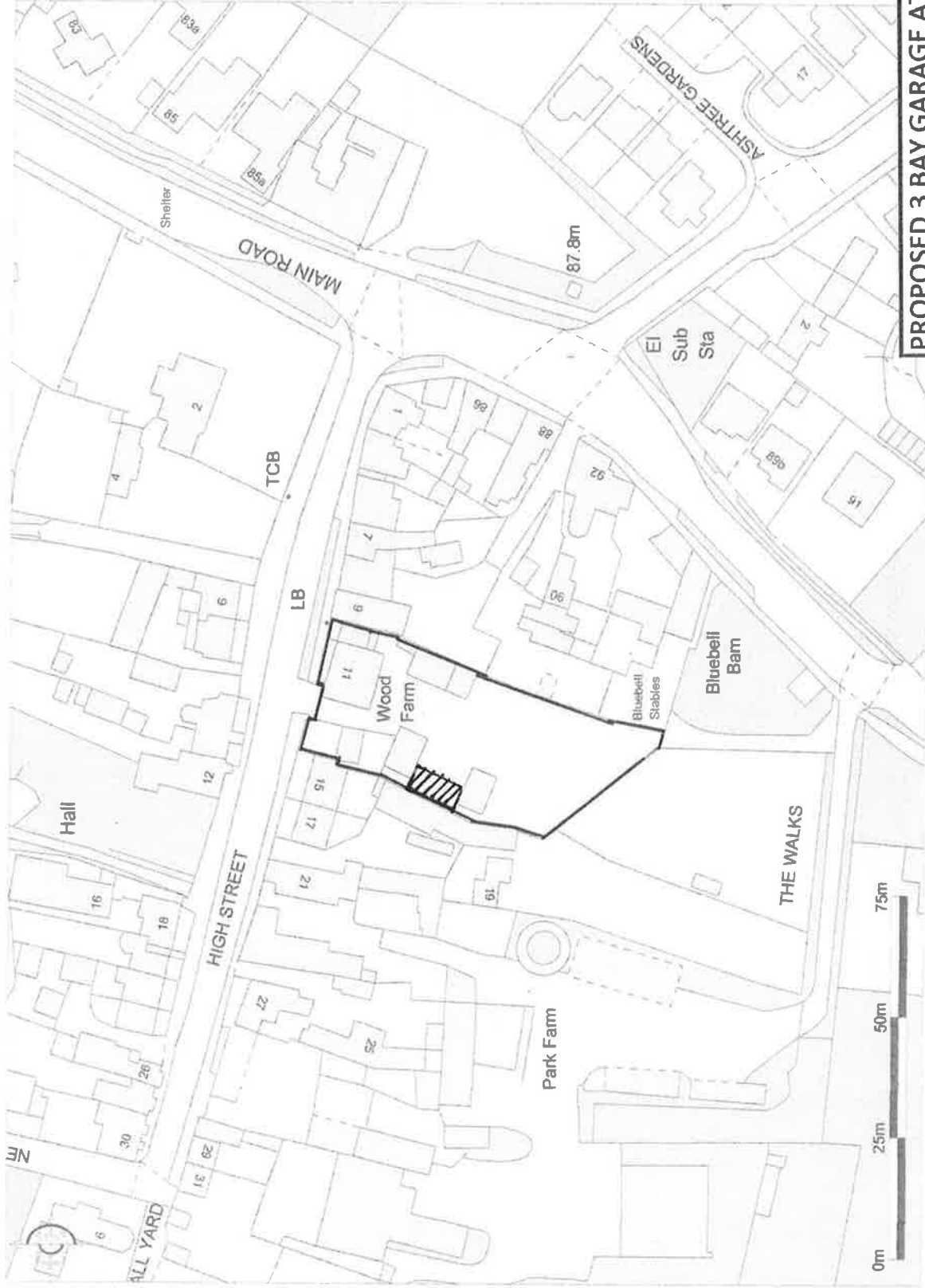
INDEX OF APPLICATIONS FOR CONSIDERATION

Application	Location	Recom.	Page No.
17/00601/FUL	11 High Street Collyweston Stamford Northamptonshire PE9 3PW <i>Build a three bay garage between two existing barns</i>	Grant	2
17/01186/EXT	Priors Hall Development Site Stamford Road Weldon Northamptonshire <i>Reserved matters - residential development on part of Parcel R23 (Phase II) for 37 dwellings associated garages, landscaping and all infrastructure - permission sought for all reserved matters</i>	No objection	6



11 High Street, Collyweston





PROPOSED 3 BAY GARAGE AT WOOD FARM
11 HIGH ST COLLYWESTON PE9 3PW
LOCATION AND SITE PLAN
SCALE 1:1250 AT A4 **March 2017**

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 Geomapping plc, 2017. Printed Scale - 1:1250



Committee Report

Committee Date : 12 July 2017

Printed: 22 June 2017

Case Officer **Jennifer Wallis**

17/00601/FUL

Date received	Date valid	Overall Expiry	Ward	Parish
20 March 2017	28 March 2017	23 May 2017	Fineshade	Collyweston

Applicant **Andrew Winterton**

Location 11 High Street Collyweston Stamford Northamptonshire PE9 3PW

Proposal **Build a three bay garage between two existing barns**

The application is brought before Planning Management Committee at the request of the Ward Councillor following an objection from Collyweston Parish Council

1 Summary of Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application proposes the erection of a three bay garage to be located between two existing barns.

2.2 Amended plans have been submitted at the request of the Planning Officer to remove the ridgeline ventilation fan and to separate the building from the barn to the north.

3 The Site and Surroundings

3.1 The application site is known as Wood Farm situated off High Street in the village of Collyweston. The site comprises a two storey cottage which stands in a large plot with a number of buildings to the side and rear. Two existing barns are located in the farm yard along the western boundary of the site. The yard is hard surfaced with rubble and stone and accessed by a small access to the west of the main cottage which abuts the highway. The site is surrounded by properties of varying scales and designs and shares a common boundary with number 15 High Street to the west and number 9 High Street, a grade II listed building to the east. An area of open space called The Walks is located to the rear. The application site is situated within Collyweston Conservation Area.

4. Policy Considerations

4.1 National Planning Policy Framework

4.2 North Northamptonshire Joint Core Strategy

Policy 1 - Presumption in Favour of Sustainable Development

Policy 2 - Historic Environment

Policy 8 - North Northamptonshire Place Making Principles

5 Relevant Planning History

- 5.1 10/01264/FUL - Proposed rooflight on existing ground floor lean to plus three replacement window to side/rear elevation - Approved 19.10.10
- 5.2 04/01281/FUL - Reinstate double pitch roof to scullery and barn and reinstate front picket fence - Approved 31.08.04

6 Consultations and Representations

- 6.1 Neighbours: letters sent to thirteen properties
- 6.2 In addition, a site notice was put up on 19 April 2017
- 6.3 Collyweston Parish Council: The Parish Council objects to the application on the following grounds;
 - 1. Steel frame - whilst the parish council understands the rationale for this construction solution, a steel frame is not appropriate in the conservation area and would set a precedent. It is also not maintaining the character of the listed barn that it would be next to.
 - 2. Proposed layout - the drawings are of poor quality and do not show the layout clearly. Nor is it clear how the roof of the proposed garage would marry up with the barns on either side, one of which is a Listed Building.
 - 3. 'Ventilation lantern' - no need for practical ventilation as it's an open garage i.e. no doors; the former Drill Hall lantern is huge, and completely out of scale with Collyweston conservation area; this is not a traditional design feature in Collyweston and, being so large, would be clearly visible from the street.
 - 4. The plan does not meet with the Rockingham Design guide, which must be taken into consideration.
- 6.4 East Northamptonshire Conservation Officer: no objection to the amended plans. The development proposed would not have a negative impact on the character and appearance of the Collyweston Conservation Area or adjacent listed buildings (namely 15 High Street) on the basis of the plans submitted under revision B. Recommend that a condition is imposed requesting details of all external materials and finishes.
- 6.5 There have been no representations received from interested parties.

7 Evaluation

- 7.1 The following considerations are relevant to the determination of this application
- 7.2 Design, visual impact and heritage asset.
- 7.3 National guidance contained in 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 development 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.

- 7.4 Policy 1 of the Joint Core Strategy seeks to secure sustainable development and Policy 8 requires new development to comply with a number of sustainable principles including being of a high standard of design and not having an impact on the amenities of neighbours. Policy 2 states that proposals should complement the historic environment through the form, scale, design and materials as well as conserving the heritage significance and setting of an asset.
- 7.5 As the site lies within the Collyweston Conservation Area, Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.
- 7.6 The proposal seeks the erection of a 3 bay open garage which will be located in the farmyard to the rear of the main dwelling and between 2 existing barns. The farmyard is hard surfaced with rubble and stone and is currently used to park vehicles and a variety of paraphernalia. The garage will be situated along the western boundary which is bordered by an existing barn at number 9 High Street. It will be constructed of a steel frame with cast iron columns, with a gable ended roof to abut the existing barn roof to the east and which will cut into the existing barn roof to the west. An eaves height to match the existing barns is proposed with a ridge height to sit slightly lower giving it a subordinate appearance. Triple pantiles are proposed to match the existing barn roof to the west. The application has been amended, at the request of the planning officer to remove a metal ventilation lantern from the ridge of the garage and to separate the garage from the building to the north. The design of the garage is considered to be acceptable and would preserve the character of the Conservation Area.
- 7.7 The garage will be located within the existing farmyard area and as such views from the public realm will be limited. It will be screened from the street scene by its location and barns situated on both the application site and neighbouring property, as such its impact upon the street scene and conservation area will be limited. To the west of the site is Gwydir Cottage which is a Grade II Listed Building and to the east, No. 9, is also a Grade II Listed Building. The garage will run parallel to the neighbouring barn which is not listed and there are no apertures facing the site. The proposal will be 0.2 metres higher than the barn to the west; however, the gradient of the site is such that the proposal will not appear prominent in the existing skyline. The location, design and scale of the garage is such that the development proposed would not have a negative impact on the character and appearance of the Collyweston Conservation Area or adjacent listed buildings
- 7.8 Having due regard to the above it is considered, on balance, that the amended plans are in keeping with the host dwelling and its surroundings, its impact upon the adjacent Grade II listed building would not be significant and its location within Collyweston Conservation Area would not be harmed. A condition is recommended to ensure that samples of the proposed materials are submitted to and approved by the local planning authority prior to the commencement of development.
- 7.9 Residential Amenity
- 7.10 The proposal will be located along the shared boundary to the west; however an existing barn running along this border will ensure that its impact upon the neighbouring dwelling is limited. There are no openings facing the proposal and its scale, design and use of materials is such that it is considered to be sympathetic and in keeping with this neighbouring property. As such it is considered that it would not impact significantly in terms of mass, overshadowing or loss of privacy for the occupants of this neighbouring property.

- 7.11 No other neighbouring properties are considered to be affected by the proposal.
- 7.12 Other matters
- 7.13 No alterations to the existing access are proposed with the development providing off street parking, as such it is not considered that the development will impact upon highway safety.
- 7.14 The Parish Council have expressed concern that the proposal does not meet with the Rockingham Design guide. The Rockingham Design guide is not an adopted Council Policy and as such is a third party design guide. The proposal has been assessed against the provisions of the Core Strategy and NPPF.

8 Conclusion

- 8.1 The application has been amended in design so that it is more sympathetic to the surrounding buildings and designated Conservation Area. On balance, subject to the approval of appropriate materials the design, scale and location of the garage is considered to be acceptable and would not have an adverse impact on the character of the area, designated Conservation Area or adjoining Listed Buildings. There would also be no impact on the amenities of neighbouring properties or highway safety. The application is therefore considered to be in accordance with the above policies and is recommended for approval.

9 Recommendation

- 9.1 It is recommended that planning permission is GRANTED subject to conditions:-

10 Conditions/Reasons -

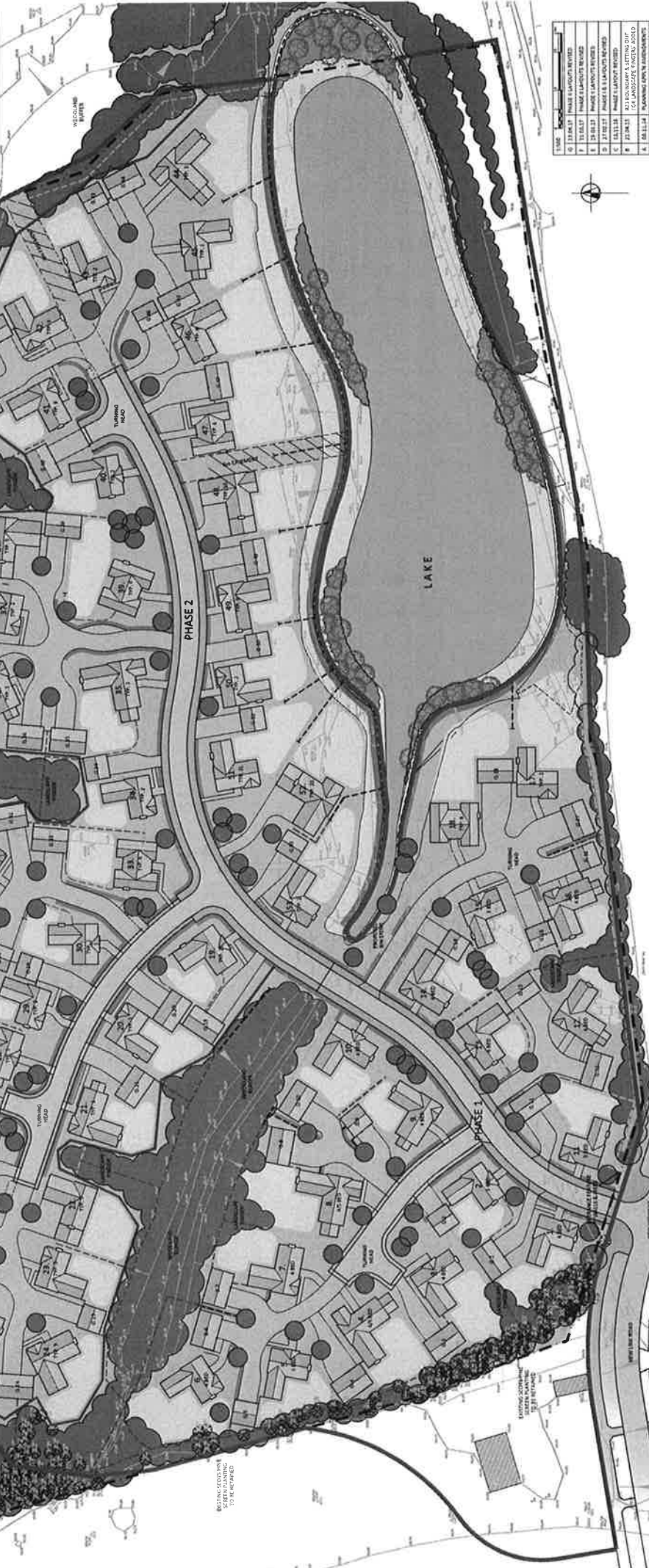
1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the 1:1250 scale site location plan plus drawing Elevation and Cross Section Rev B and Floor Plans Rev B submitted on the 02/05/17.
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 permitted a scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority and the work shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.
Reason: To achieve a satisfactory elevational appearance for the development.

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.

BOUNDARY TREATMENT	
(Symbol)	2.5m HIGH WOODEN RAILING FENCE
(Symbol)	1.8m HIGH WOODEN BARRIER FENCE
(Symbol)	1.8m HIGH WOODEN RAIL FENCE
(Symbol)	1.8m HIGH W. RAIL FENCE
(Symbol)	CONCRETE BLOCK WALL FENCE
(Symbol)	SLATED SLURRY FENCE
(Symbol)	100mm SLURRY FENCE
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(Symbol)	100mm SLURRY FENCE



11	PHASE 1: PHASE 1 LOT 1
12	PHASE 1: PHASE 1 LOT 2
13	PHASE 1: PHASE 1 LOT 3
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15	PHASE 1: PHASE 1 LOT 5
16	PHASE 1: PHASE 1 LOT 6
17	PHASE 1: PHASE 1 LOT 7
18	PHASE 1: PHASE 1 LOT 8
19	PHASE 1: PHASE 1 LOT 9
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109	PHASE 1: PHASE 1 LOT 99
110	PHASE 1: PHASE 1 LOT 100



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PROJECT	17-1186-EXT
CHECKED	17-1186-EXT
DRAWN	17-1186-EXT
DATE	17-1186-EXT
SCALE	17-1186-EXT
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PHASE 2

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21	22	23	24	25	26	27	28	29	30
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PHASE 2

PLANT	SPACING	WIND	WIND	WIND	WIND	WIND	WIND	WIND	WIND
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PHASE 1

PLANT	SPACING	WIND	WIND	WIND	WIND	WIND	WIND	WIND	WIND
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17-1186-EXT

SEE PLAN FOR
STREET LIGHTING
TO BE INSTALLED

Committee Report

Committee Date : 12 July 2017

Case Officer **Rosalind Hair**

17/01186/EXT

Date received	Date valid	Overall Expiry	Ward	Parish
9 June 2017	9 June 2017	30 June 2017		

Applicant **Francis Jackson Homes Ltd - Mr P Johnson**

Agent **Corby Borough Council - Sonia Bowen**

Location **Priors Hall Development Site Stamford Road Weldon Northamptonshire**

Proposal **Reserved matters - residential development on part of Parcel R23 (Phase II) for 37 dwellings associated garages, landscaping and all infrastructure - permission sought for all reserved matters**

This application is being reported to the Planning Management Committee, as it falls outside of the Scheme of Delegation in Part 3.2 of the Council's Constitution (2015).

1. Summary of Recommendation

- 1.1 That Corby Borough Council (CBC) be advised that East Northamptonshire Council (ENC) has no objection to the proposal.

2. The Site and Proposal

- 2.1 This consultation (by Corby Borough Council) relates to a reserved matters application for 37 dwellings on phase II of parcel R23 of the Priors Hall Urban Extension. The proposal would be fully contained within Corby Borough, however the parcel lies adjacent to the zone 3 link road (previously granted planning permission by both CBC and ENC) and would be within 100m of the district boundary.
- 2.2 Consent was previously granted (08.12.14) for 32 dwellings on the site (in addition to 16 already permitted on phase I). This application seeks to revise the proposals for phase II and the Design and Access Statement confirms that:

'The layout has been re-planned to provide a further 5 dwellings (i.e. 37 no. in total) within the same area as the original Phase II approval. As a result, it now reflects more fully the density and character of the development permitted on the first phase of R23 (via 13/00260/REM), which had a slightly higher (albeit still very low) density than was consented via the first Phase II RM [reserved matters] approval. This seeks to avoid a jarring visual transition from Phase I to Phase II of the site and will ensure the best use is made of the land whilst respecting the form, character and Design Code objectives for this parcel.'

3. Policy Considerations

- 3.1 National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

- 3.2 North Northamptonshire Joint Core Strategy, 2016 (JCS):
 Policy 1 - Presumption in Favour of Sustainable Development
 Policy 2 - Historic Environment
 Policy 3 - Landscape Character
 Policy 4 - Biodiversity and Geodiversity
 Policy 5 - Water Resources, Environment and Flood Risk Management
 Policy 6 - Development on Brownfield Land and Land Affected by Contamination
 Policy 8 - North Northamptonshire Place Shaping Principles
 Policy 19 - The Delivery of Green Infrastructure
 Policy 30 - Housing Mix and Tenure
- 3.3 Rural North, Oundle and Thrapston Plan, 2011 (RNOTP):
 Policy 4 - Green Infrastructure
 Policy 6 - Residential Parking Standards
 Policy 10 - Protection of Local Sites of Conservation Interest and Designation of Local Nature Reserves
 Policy 12 - Considerate Construction
- 3.4 Supplementary Planning Documents:
 North Northamptonshire Sustainable Design SPD, 2009
 Planning Out Crime SPG, 2003
 Priors Hall Zone 1 Design Code, 2013
 Trees and Landscape SPD, 2013
 Northamptonshire Highways Parking Standards, 2016

4. Planning History (Most relevant)

Priors Hall Wider Site

- Outline planning permission granted under 04/01326/OUT (ENC) and 04/00240/OUT (CBC) (2012 and 2007 respectively)
- 13/00026/RVC - Variation to condition 4 of 04/00240/OUT (permitted 15.08.13 CBC)
- 15/00038/RVC - Variation of condition 4 to amend the approved development framework plan associated with outline planning permission (reference 04/00240/OUT) as revised by planning application reference: 13/00026/RVC (resolution to grant subject to s106 and conditions - CBC)
- 15/00119/VAR - Variation of condition 4 to substitute approved Development Framework Plan (ref. BBD001/DFP/01 Rev C) with drawing ref. BBD036-005 Rev T (version 14.06.16) pursuant to application 04/01326/OUT (resolution to grant subject to s106 and conditions – ENC)

Parcel R23

- 13/00260/REM - Erection of 16 no. dwellings, associated garages, landscaping and all infrastructure on part of parcel R23 (permitted 14.11.13 CBC)
- 14/00321/REM - Proposed 32 dwellings, part of parcel R23 (permitted 08.12.14 CBC)

5. Consultations

- 5.1 ENC is a consultee and is therefore not obliged to carry out consultations. These will be undertaken by CBC.

6. Evaluation

- 6.1 CBC is determining the planning application and as a consultee, ENC must consider whether there are any particular issues it wishes to raise which might affect the district.

- 6.2 The principle of development is clearly established by the outline planning permission. In addition, reserved matters consent has already been granted for 32 dwellings on phase II and therefore all that can reasonably be considered at this point are the addition of the 5 extra dwellings and the changes to the detailed design and layout.
- 6.3 The site falls within the 'Woodlands' character area where the zone 1 design code requires development to be: *'Generally two stories in height, mainly detached housing set in large plots. Mature trees, retained from the existing woodland, will provide a shady setting.'*
- 6.4 It is not considered that the addition of the 5 dwellings has resulted in a cramped layout, indeed the density at 10.2 dwellings per hectare remains low and as noted by the applicant, the density would appear to relate more comfortably with phase I. In addition, it is noted that the number of dwellings would not exceed the approved 'land use budget', therefore the proposal does not give rise to a level of traffic which has not previously been considered.
- 6.5 A mix of 4 and 5 bedroomed, detached 2 storey dwellings are proposed in clusters throughout the site, with a back drop of trees. A range of house types are proposed with the mass of buildings often effectively broken up by the use of gables and projecting elements. This reflects and further develops design principles established by the extant reserved matters. CBC will need to consider the details of the development in relation to the design code and other relevant planning policies/guidance and material considerations, however it is not considered that the proposals by their nature raise issues which would significantly affect the district of East Northamptonshire, nor prejudice the implementation of the part of Priors Hall falling within East Northamptonshire.

7. Recommendation

- 7.1 That Corby Borough Council be advised that East Northamptonshire Council has no objection to the proposal.