

DEVELOPMENT CONTROL COMMITTEE

Date: 21 July 2010

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

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

Wendy Brackenbury
Albert Campbell
Roger Glithero JP
Glenn Harwood MBE
Brian Northall
Ron Pinnock

Roger Powell
John Richardson MBE
Anna Sauntson
Pam Whiting
Clive Wood

111. MINUTES

The minutes of the meeting held on 30 June 2010 were approved and signed by the Chairman.

112. APOLOGIES FOR ABSENCE

Councillors Lisa Costello, Sylvia Hughes, Gill Mercer (Vice Chairman) and Robin Underwood sent their apologies.

113. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

No declarations of interest or informal site visits were made.

114. PUBLIC SPEAKERS

The following people spoke on the applications as indicated: -

- (i) Mr S Hajduk on application EN/09/01719/FUL - 62 Highfield Road, Rushden.
- (ii) Mr S Buckby on application EN/10/00341/FUL - Land adjacent Honey Bun Hill, Newtown, Brigstock.

115. PLANNING APPLICATIONS

The Committee considered the planning applications report and recommendations, with updated information on some of the applications and representations made by public speakers at the meeting.

The applications where the Committee agreed with the recommendations to grant or refuse are indicated at (a) and (b) below; and deferred at (c) below. The full decision on the applications are included (on the page indicated) in the Appendix to these minutes.

(a) Applications Granted

EN/10/00920/FUL – South Reach, High Street, Denford (See Page 118)

The Committee considered that there were no issues with this application and it was **Granted** with the conditions detailed in the report.

(b) Applications Refused

EN/09/01719/FUL – 62 Highfield Road, Rushden (See Page 117)

Members considered that two dwellings were not appropriate for the size and shape of the site because one dwelling was situated behind the other and only one off road parking space had been provided. Therefore, the application was

Refused for the reasons detailed in the report.

(c) Applications Deferred

EN/10/00341/FUL – Land adjacent Honey Bun Hill, Newtown, Brigstock (See Page 117)

The Committee was concerned with the distance of unit two from the existing bungalow and the potential for overlooking. It was suggested that unit two could be re-positioned on the site and that the applicant's agent should be asked to consider this as an option to overcome the issue of overlooking. In order to assess the site in more detail it was agreed that the application be

Deferred for a Formal Committee Site Visit on Wednesday 28 July at 2.00pm.

RESOLVED:

That the above planning applications be dealt with as indicated in the Appendix to these minutes at pages 117 to 119.

116. APPEAL DECISION MONITORING REPORT

Members noted the Council's planning appeal decisions from 17 May to 19 June 2010.

Chairman

List of Applications Determined by DEVELOPMENT CONTROL COMMITTEE - 21 July 2010

EN/09/01719/FUL

Date received Date valid Overall Expiry Ward
26 October 2009 26 October 2009 21 December 2009 Rushden Pemberton

Applicant **Mr S Hajduk**

Agent **Sidey Design Architecture**

Location **62 Highfield Road, Rushden**

Proposal **Pair of semi detached dwellings with private amenity space, a shared allotment area and off-street parking provision**

Decision Application Refused

Condition/Reason:

1. The proposal, by reason of its back to back form and layout and relationship with the associated amenity space, would result in an unsatisfactory form of development and substandard residential accommodation. The proposal is therefore contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.

EN/10/00341/FUL

Date received Date valid Overall Expiry Ward
25 February 2010 8 March 2010 3 May 2010 Lyveden

Applicant **Mr G McGowan**

Agent **Brian Barber Associates Ltd.**

Location **Land Adjacent Honey Bun Hill, Newtown, Brigstock**

Proposal **Erection of two detached dwellings (amendment to EN/08/00395/FUL)**

Decision Deferred for a Formal Committee Site Visit at 2.00pm on Wednesday 28 July 2010.

Date received Date valid Overall Expiry Ward
12 May 2010 **14 May 2010** **9 July 2010** **Thrapston Market**

Applicant **PP010747061**

Agent **Partners In Planning Ltd - Mr A Bussetil**

Location **South Reach, High Street, Denford**

Proposal **Erection of a dwelling and garage following demolition of existing garages and alterations to access**

Decision Application Granted

Conditions/Reasons:

1. Before any work is commenced on the development hereby permitted, a sample of the proposed facing and roofing materials for the building shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
2. Prior to the commencement of development, a comprehensive landscaping scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details in the first planting season following the occupation of the development. Any trees that die or become diseased within a 5 year period of implementation shall be replaced on a like-for-like basis.
Reason: To ensure a reasonable standard of development.
3. The landscaping scheme required to be submitted by Condition No.2 hereof shall include the retention of all trees along the southwest boundary of the site and none of these existing trees shall be felled or lopped unless otherwise agreed in writing by the Local Planning Authority. Should any of the trees be removed they shall be replaced with specimens of a similar species, height and spread, the details of which shall first be agreed in writing by the Local Planning Authority.
Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with Section 197 of the Town and Country Planning Act 1990 and in order to safeguard neighbouring amenity.
4. No external construction work shall be undertaken at the site other than between the hours of 8.00am and 6.00pm Mondays to Fridays, 8.00am to 1.00pm on Saturdays and not at all on Sundays and public bank holidays.
Reason: To ensure noisy operations are not undertaken during noise sensitive times, in the interests of the residential amenity of the existing nearby dwellings.
5. Notwithstanding the submitted details, proposals for the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved in writing by the local planning authority prior to the commencement of development, and the development shall thereafter be carried out in accordance with these details.
Reason: To safeguard public health.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification), no additional openings shall be inserted within the southwest facing side elevation of the building.
Reason: In order to safeguard neighbouring amenity.

7. Notwithstanding the submitted details, the first floor windows in the southwest side elevation shall be glazed with obscure glass and retained in that form at all times unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to safeguard neighbouring amenity.
8. Notwithstanding the submitted details, the vehicular access shall be set back 5 metres from the highway boundary, surfaced with hard bound bitumen or concrete material and shall have a gradient not exceeding 1 in 15 for a distance of 5 metres back from the highway boundary.
Reason: In the interest of highway safety.
9. Prior to the commencement of development, details of the proposed means of drainage to prevent the discharge of water to the public highway shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.
Reason: In the interests of highway safety.
10. The building hereby approved shall be constructed in accordance with the levels information detailed in drawing 09/187/101 and the Street Scene elevational drawing received by the Council on 12th May 2010.
Reason: To safeguard the amenity of adjacent occupiers.
11. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.