

DEVELOPMENT CONTROL COMMITTEE

Date: 22 July 2009

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 6.00pm

Present: Councillors: - Pauline Bradberry JP (Chairman)
Gill Mercer (Vice Chairman)

Wendy Brackenbury
Albert Campbell
Lisa Costello
Roger Glithero JP
Glenn Harwood MBE
Sylvia Hughes
Brian Northall

Ron Pinnock
Roger Powell
John Richardson MBE
Anna Sauntson
Phillip Stearn
Robin Underwood
Pam Whiting

PART A ITEMS

102. MINUTES

The minutes of the meeting held on 1 July 2009 were approved and signed by the Chairman.

103. APOLOGIES FOR ABSENCE

Councillors Andy Mercer and Clive Wood sent their apologies.

DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Interests

Councillor Robin Underwood declared a personal interest in application EN/09/00699/FUL because he knew the objector. He remained in the meeting and took part in the discussion and voting when the application was considered.

(b) Informal Site Visits

No informal visits were declared.

104. PUBLIC SPEAKERS

The following people spoke on the applications as indicated: -

- (i) Ms K Else and Mr I Smith on application EN/09/00740/FUL – Land south east of Ferrers School, A6 Bypass, Higham Ferrers.

- (ii) Mr J Sidey and Mr M Palmer on application EN/08/02218/FUL – Grombold Lodge, 1A Chelveston Road, Raunds.
- (iii) Mr P Moore on application EN/09/00593/FUL – 29 Main Street, Sudborough.
- (iv) Mr A Wright and Mrs C Parsons on application EN/09/00699/FUL – 5 Pokas Cottages, High Street, Chelveston.
- (v) Mr D Paramanis and Mrs J Codman on application EN/09/00663/FUL – 27 Northfield Lane, Nassington.
- (vi) Mr P Cartwright on application EN/09/00696/FUL – 49 Crabb Street, Rushden.
- (vii) Mr A Marshall on application EN/09/00823/FUL – Land at Meadow Lane, Thrapston.
- (viii) Mrs L Holden on application EN/09/00837/FUL – Jasmine House, Main Street, Hemington.
- (ix) Mr K Mainpride and Mrs S Linnitt on application EN/09/00846/FUL – Westfields Tannery, 3 Westfields Avenue, Higham Ferrers.

105. PLANNING APPLICATIONS

The Committee considered the schedule of applications and recommendations of the Head of Planning Services, with updated information on some of the applications and representations made by public speakers at the meeting. The full decision on the applications is included (on the page indicated) in the Appendix attached to these minutes.

The reasons for the Committee agreeing or disagreeing with the Officers' recommendations are indicated under (a) and (c) below, with deferred decisions under (b) below. The full decision on the applications are included (on the page indicated) in the Appendix to these minutes.

(a) Applications where the Committee agreed with the Officer's recommendations:

- (i) **EN/09/00740/FUL** – Land south east of The Ferrers School, A6 Bypass, Higham Ferrers (See page 133)

Permitted with the conditions as reported, subject to the Head of Planning Services being authorised, in concurrence with the Chairman and Ward Member, to negotiate with the applicants regarding the imposition of a condition to stop up the existing access to the school from Queensway.

- (ii) **EN/09/00324/LDE** – Luddington Lodge Farm, Winwick Road, Thurning (See Page 134)

Permitted with the condition as reported.

- (iii) **EN/09/00677/FUL** – Luddington Lodge Farm, Winwick Road, Thurning (See Page 134)

Permitted with the conditions as reported.

(iv) **EN/08/02218/FUL** – Grombold Lodge, 1A Chelveston Road, Raunds (See Page 135)

Permitted with the conditions as reported.

(v) **EN/09/00593/FUL** – 29 Main Street, Sudborough (See Page 136)

Refused with the reasons as reported.

(vi) **EN/09/00633/REM** – 6 Station Road, Nassington (See Page 137)

Permitted with the conditions as reported, subject to the removal of condition one regarding the time limit.

(vii) **EN/09/00699/FUL** – 5 Pokas Cottages, High Street, Chelveston (See Page 139)

Permitted with the conditions as reported.

(viii) **EN/09/00663/FUL** – 27 Northfield Avenue, Nassington (See Page 140)

Permitted with the conditions as reported, subject to condition 5 being amended by deleting reference to “unauthorised” and explaining in more detail the reason for the restriction to holiday lets being linked to policy.

(ix) **EN/09/00733/FUL** – Land and Buildings Adjacent to Bluefields Farm, Nassington Road, Apethorpe (See Page 141)

Minded to **Permit** with the conditions as reported, subject to the Head of Planning Services being authorised to approve the application following the expiry of the 21 day notice period served on the owners of the access drive.

(x) **EN/09/00823/FUL** – Land at Meadow Lane, Thrapston (See Page 142)

Permitted with the conditions as reported, subject to condition 9 being amended to include the provision for street lighting, and with an Informative sent to the applicants making it clear that if the redevelopment of the Midland Road site did not produce sufficient funds to make the doctors surgery viable, the Council would expect the Huntingdon Road site to be reconsidered and that it would not want to see the pharmacy relocated from the High Street.

(xi) **EN/09/00837/FUL** – Jasmine House, Main Street, Hemington (See Page 144)

Permitted with the conditions as reported, subject to condition 2 being amended regarding materials being submitted to and approved by the planning authority before development is commenced.

(b) **Applications where the Committee deferred the decision:**

(i) **EN/09/00696/FUL** – 49 Crabb Street, Rushden (See Page 141)

Deferred for a formal site visit on Tuesday 11 August at 6.00pm
Members were concerned about: the proposal being back land development; lack of amenity space; and insufficient parking within the vicinity.

(ii) **EN/09/00846/FUL** – Westfields Tannery, 3 Westfields Avenue, Higham Ferrers (See Page 144)

Deferred for a formal site visit on Tuesday 11 August at 6.30pm.

Members were concerned about: hours of opening until 10pm during the evening; potential noise nuisance; and parking on nearby streets.

(c) Applications where the Committee disagreed with the Officer's recommendations:

EN/09/00525/FUL – 8 Cartmel Way, Rushden (See pages 139)

Refused (contrary to the recommendation to grant) because of the size and industrial nature of the proposed double garage and the building's materials would be out of keeping with a residential area.

RESOLVED:

That the above planning applications be dealt with as indicated in the Appendix to these minutes at pages 133 to 144.

106. APPEAL DECISION MONITORING REPORT

Members noted the report submitted for information by the Head of Planning Services monitoring the Council's appeal decisions from 25 May to 3 July 2009.

Chairman

List of Applications Determined by DEVELOPMENT CONTROL COMMITTEE - 22 July 2009

EN/09/00740/FUL

Date received 13 May 2009	Date valid 19 May 2009	Overall Expiry 14 July 2009	Ward Higham Ferrers Lancaster
Applicant	The Duchy Of Lancaster And Ferrers Specialist Arts College		
Agent	Smiths Gore - Mr I Smith		
Location	Land South East Of The Ferrers School, Higham Ferrers A6 Bypass, Higham Ferrers.		
Proposal	Formation of new school access road, car park, balancing pond and associated works.		

Decision **Application Permitted with the conditions as reported, subject to the Head of Planning Services being authorised, in concurrence with the Chairman and Ward Member, to negotiate with the applicants regarding the imposition of a condition to stop up the existing access to the school from Queensway. (See Condition 3 below).**

Conditions/Reasons:

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To e

2. Notwithstanding the submitted details, prior to the commencement of development the following access and estate street details shall be submitted to and approved in writing by the Local Planning Authority: -

- 1.Hard surface materials to form the estate street.
- 2.Hard surface materials to initiate the access accommodation works within the
- 3.Means of drainage throughout the estate street.
- 4.Maximum gradient 1 in 40.

existing adop

5.Provision of 2.4m x 43.0m vehicle visibility splays at all junctions within the estate street.

6.Provision of 33.0m forward visibility splays throughout the estate street.

7.Street light

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

Reason: In the interests of highway safety

3. Prior to the commencement of development hereby approved details of a means of closure to the existing vehicular access off Queensway to the Ferrers Specialist Arts College entrance, other than for emergency vehicles, shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be completed and installed to the satisfaction of the Local Planning Authority, three months after the access hereby approved has been brought into use. Such approved details shall be permanently maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of adjacent occupiers and in the interests of

highway safety.

EN/09/00324/LDE

Date received	Date valid	Overall Expiry	Ward
6 March 2009	19 March 2009	14 May 2009	Barnwell

Applicant **Campbell Buchanan - Mr A Girvan**

Location **Luddington Lodge Farm, Winwick Road, Thurning.**

Proposal **Use as C3 dwelling house.**

Decision Application Permitted

Conditions/Reasons:

1. The use of the building as a dwellinghouse (C3 Use) has not been abandoned neither does the permission which is being implemented for a replacement dwelling on the adjoining site require its demolition.

EN/09/00677/FUL

Date received	Date valid	Overall Expiry	Ward
7 May 2009	7 May 2009	2 July 2009	Barnwell

Applicant **Campbell Buchanan - Mr A Girvan**

Location **Luddington Lodge Farm, Winwick Road, Thurning.**

Proposal **Erection of one dwelling (amendment to 08/01215/FUL) to include conversion of existing garage to habitable rooms with associated fenestration and replacement of existing dwelling with an annex building including garaging, ancillary accommodation and access at land known as Plot B.**

Decision Application Permitted

Conditions/Reasons:

1. Prior to the development hereby approved commencing samples of the materials to be used on the external elevations (and roofing) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved samples.
2. Prior to the development hereby approved commencing details of all means of enclosures, fencing and gates shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
3. The submitted landscape scheme shall be carried out in full within the first planting season following first occupation of either of the dwellings hereby permitted. Any of the planting which dies within 5 shall be replanted in accordance with a scheme to be agreed in writing with the Local Planning Authority.

Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted

Reason: In th

Reason:

Development) Order 1995 (or any Order amending or re-enacting that Order, with or without modification), no enlargement, improvement or other alteration (including alteration/enlargement to the roof) of the dwelling houses shall be carried out nor shall any buildings be erected within the curtilage of the dwellinghouses without the written approval of the Local Planning Authority.

Reason: To protect the visual amenity of the area.

5. Prior to the commencement of development details of hardsurfacing shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.

Reason:

6. The area identified on the proposed site plan (Ref 0100.125) as paddock shall remain as paddock and shall not be included within the garden area/curtilage of the dwellings hereby approved.

Reason: To protect the rural character of the area.

7. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason:

EN/08/02218/FUL

Date received	Date valid	Overall Expiry	Ward
8 December 2008	8 December 2008	2 February 2009	Raunds Saxon

Applicant **Mr G Pursey**

Agent **Sidey Design**

Location **Grombold Lodge, 1A Chelveston Road, Raunds.**

Proposal **Conversion of swimming pool annex building to separate dwelling.**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason:

2. The boundary screening/treatment details, shown on drawing number: 4510-01 Revision B received by the Local Planning Authority on 20th January 2009, shall be provided prior to commencement of development and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

3. Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the Local Planning Authority: -

2. Maximum gradient 1 in 15 from the highway boundary measured from the back of the

3. Sight lines shall be provided to give visibility along the road over a distance of at least 43.0 metres in both directions, from a point measured 2.0 metres back along the centre line of the proposed junction. These dimensions are to be measured from and along the

4. Relocation of the 'local direction sign' to an approved location to facilitate the safe egress of drivers onto the highway network.

1. Hard s

verge.

nearer edge o

5. Any vehicular access gates should be erected a minimum distance of 5 metres from

6. The vehicle access shall be surfaced with hard bound bitumen or concrete materials

The subsequent submitted details shall illustrate a vehicle access which is to the local highway authority adoptable standards. The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the Local Planning Authority prior to the commencement of development. The development shall be constructed in strict accordance with the approved details and the approved vision splays shall be retained thereafter.

4. No development shall take place until there has been submitted to and be approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development.

5. Prior to the occupation of the dwelling hereby permitted, a copy of the Final Certificate (or any replacement for this) shall be provided to the Local Planning Authority to demonstrate that the unit has been constructed to achieve a minimum under the Code for Sustainable Home of Code Level 1, the relevant BREEM and Code for Sustainable Homes Level, and any replacement standards, unless otherwise agreed in writing by the Local Planning Authority.

6. Prior to the use or occupation of the development hereby permitted a positive means of drainage shall be installed to prevent flooding on or around the site and to ensure that surface water from the vehicular access and private land does not discharge onto the highway.

Reason: In the interests of flooding and highway safety.

EN/09/00593/FUL

Date received
23 April 2009

Date valid
12 May 2009

Overall Expiry
7 July 2009

Ward
Lyveden

Applicant **Dr M Kiddle**

Location **29 Main Street, Sudborough.**

Proposal **Change of use of ancillary building and land (within domestic curtilage) to a dwelling.**

Decision Application Refused

Reasons:

1. This development would result in the creation of a dwelling within the open countryside without any justification. Therefore the proposal is contrary to PPS7, Policy 1 and Policy 9 of the North Northamptonshire Core Spatial Strategy and Policy 1 of the Rural North Oundle and Thrapston Submission Plan.
2. The creation of a separate dwelling would result in backland development not in keeping with the built form. As such the proposal would detrimentally affect the character of the area contrary to policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 2 of the East Midlands Regional Plan.

Date received **27 April 2009** Date valid **27 April 2009** Overall Expiry **22 June 2009** Ward **Prebendal**

Applicant **Hereward Homes Limited - Mr J Gibbison**

Agent **IPlan - Mr T Musgrove**

Location **6 Station Road, Nassington.**

Proposal **Reserved matters: erection of two dwellings pursuant to outline planning permission EN/07/00151/OUT - approval via appeal.**

Decision Application Granted with the conditions as reported, subject to the removal of condition one regarding the time limit.

Conditions/Reasons:

1. Prior to commencement of the development hereby permitted, full details and samples of the external facing and roofing materials of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

2. Notwithstanding the submitted details, and before commencement of the development hereby approved, full details of the works proposed to the southern boundary wall to the site in accordance with condition 10 of this permission shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details of the construction and full details and samples of materials to be used in the development. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

3. Prior to the commencement of development, details of provisions for waste reduction and recycling, and water efficiency and recycling, shall be submitted and approved in writing by the local planning authority, and the development shall be implemented as approved before the use hereby permitted is commenced.

Reason:

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

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

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

Reason:

6. Adequate surface water drainage shall be provided to prevent the unregulated discharge of water onto the highway boundary and these measures shall be implemented before the development is brought into use.

Reason:

7. The vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the correct level at the highway boundary. This area shall be hard surfaced for the first 5 metres of the private driveway in accordance with a scheme to be

agreed in writing by the Local Planning Authority before the first occupation of the dwelling. The hard surfacing shall be completed in accordance with the approved details and in accordance with a timetable to be agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason:

8. Prior to the commencement of development, a schedule of boundary treatments, which shall include the retention of the existing stone wall along the northern, western and southern boundary as shown in plan number 2008/60-10, shall be 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. The northern boundary of the site shared with Number 12 Station Road shall be provided with boundary screening to 2.0 metres in height. The approved boundary screening shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

9. Visibility splays of 2.0m x 2.0m shall be provided at both sides of the access with the public highway and the development shall be implemented in accordance with the parking and access details shown on drawing number 2008/60-10, unless otherwise agreed in writing by the Local Planning Authority. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.6 metres above the carriageway and driveway levels.

Reason:

10. Before commencement of the development hereby permitted, details showing the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the Local Planning Authority, and the building shall be constructed in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to the surrounding land and buildings

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that order with or without modification), no additional windows or other openings shall be installed in the north facing elevation or roofslope of the dwelling hereby approved at Plot 1, without the prior written approval of the local planning authority.

Reason:

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

Reason:

13. Before the development hereby permitted is brought into use the en-suite window located in the Northern elevation of the dwelling hereby permitted on Plot 1 shall be provided with obscure glazing and shall be rendered incapable of being opened, in such a manner as would eliminate any overlooking of adjacent dwellings.

Reason: In the interest of residential amenity.

EN/09/00699/FUL

Date received	Date valid	Overall Expiry	Ward
11 May 2009	11 May 2009	6 July 2009	Higham Ferrers Lancaster
Applicant	Mr B Parsons		
Agent	Peter Philpin Design		
Location	5 Pokas Cottages, High Street, Chelveston.		
Proposal	Proposed single storey side extension and refurbishment of existing dwelling.		

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. Notwithstanding the submitted details, prior to the commencement of development samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reason:

Reason:

EN/09/00525/FUL

Date received	Date valid	Overall Expiry	Ward
14 April 2009	20 April 2009	15 June 2009	Rushden Hayden
Applicant	Mr M Foster		
Location	8 Cartmel Way, Rushden.		
Proposal	Retrospective - Double garage/car port consisting of steel frame and cladding, bolted concrete pad (Existing).		

Decision Application Refused (contrary to Officers' recommendation to permit) because of the size and industrial nature of the proposed double garage and the building's materials would be out of keeping with a residential area.

Reason:

1. The proposed development would be out of keeping with the street scene and detrimental to the character of the residential area, by virtue of the industrial form and nature of the materials. The proposal is therefore contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 2 of the East Midlands Regional Plan

Date received	Date valid	Overall Expiry	Ward
5 May 2009	1 June 2009	27 July 2009	Prebendal

Applicant **Mr And Mrs A Codman**

Agent **Mr P Cross**

Location **27 Northfield Lane, Nassington.**

Proposal **Five self contained holiday units.**

Decision **Application Permitted with the conditions as reported, subject to condition 5 being amended by deleting reference to “unauthorised” and explaining in more detail the reason for the restriction to holiday lets being linked to policy.**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development the subject of this planning permission shall be carried out using external materials matching those of the existing buildings, a sample of which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be constructed in accordance with these approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
3. Prior to the commencement of development, a comprehensive landscaping scheme (including boundary treatments) 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.
4. Prior to the commencement of development, details of the proposed surfacing for the vehicular access and parking area 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 details.
Reasons: To ensure an appropriate appearance within the rural context.
5. The holiday lets shall not be occupied as a persons sole, or main place of residence and the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual units on the site, and of their main home addresses, and shall make this register available at all reasonable times to officers of the Local Planning Authority.
Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation as this would be contrary to Policy 1 of the Rural North, Oundle and Thrapston Plan and the advice contained within PPS7 - Sustainable Development in Rural Areas.
6. Before the development hereby permitted is first brought into use the parking area to the south of the holiday lets shall be laid out and provided for parking and thereafter be retained in perpetuity.

Reason: In the interest of highway safety

7. There shall be no discharge of foul or contaminated drainage from the site onto any surface waters, whether direct or via soakaways. Trade effluent shall not be discharged to surface waters.

Reason: To prevent pollution of the water environment.

8. 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) there shall be no development within Part 1 of Schedule 2 to that order without the prior written approval of the local planning authority.

Reason: To prevent alterations that could result in an adverse impact upon the simple character and appearance of the former agricultural buildings.

EN/09/00733/FUL

Date received	Date valid	Overall Expiry	Ward
13 May 2009	18 May 2009	13 July 2009	Kings Forest
Applicant	Mr J Norman		
Agent	CMPS		
Location	Land And Buildings Adjacent To Bluefields Farm, Nassington Road, Apethorpe.		

Proposal	Change two holiday flats (units 1 and 9) into a residential unit for a site manager with facilities for bed and breakfast (amendment to EN/07/01305/FUL).		
----------	--	--	--

Decision	Minded to Permit Application with the conditions as reported, subject to the Head of Planning Services being authorised to approve the application following the expiry of the 21 day notice period served on the owners of the access drive.		
----------	--	--	--

EN/09/00696/FUL

Date received	Date valid	Overall Expiry	Ward
8 May 2009	1 June 2009	27 July 2009	Rushden Bates
Applicant	Mr C Gilbert		
Agent	Mr P Cartwright		
Location	49 Crabb Street, Rushden.		

Proposal	Two storey building comprising of two flats land to rear of 49 Crabb Street.		
----------	---	--	--

Decision	Deferred for a formal site visit at 6.00pm on Tuesday 11 August 2009.		
----------	--	--	--

Date received **27 May 2009** Date valid **1 June 2009** Overall Expiry **27 July 2009** Ward **Thrapston Lakes**

Applicant **Dr Sam Addallah**

Agent **Brackley Investments Ltd - Mr Andy Marshall**

Location **Land At, Meadow Lane, Thrapston.**

Proposal **Construction of a D1 Medical Centre (two storey, associated access, parking and landscaping (Re submission of EN/08/01147/FUL).**

Decision **Application Permitted with the conditions as reported, subject to condition 9 being amended to include the provision for street lighting, and with an Informative sent to the applicants making it clear that if the redevelopment of the Midland Road site did not produce sufficient funds to make the doctors surgery viable, then the Council would expect the Huntingdon Road site to be reconsidered and that it would not want to see the pharmacy relocated from the High Street.**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason:

2. Prior to the commencement of development samples of materials shall be submitted to and approved in writing by the Local Planning Authority. In addition a sample panel shall be constructed on site. The development shall be carried out in accordance with the approved samples.
Reason: In the interest of visual amenity.

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

4. Development shall not begin until a scheme to deal with contamination within the site has been submitted to and approved in writing by the local planning authority and the measures approved therein have been implemented. Reason:

5. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA 3997-R001C FRA, Revision C, May 2009. including the following specific mitigation measures detailed in the FRA:

1.Provision of Voids beneath the building as detailed within section 9.4 of the FRA. These voids shall be

29.05 2.Provision of a safe route into and out of the site to be provided at a minimum of metres above Ordnance datum(AOD) as detailed in section 10.3 of the FRA.

3. Flood resilient measures shall be incorporated into the design of the proposed building

up to a minimum level of 30.12 metres above Ordnance datum(AOD) as detailed in

4.Finished floor levels are set no lower than 29.60 metres above Ordnance section 9.3 of

datum(AOD)

Reason:

3.To reduce the impact of flooding on the proposed development and future occupants.

4.To reduce the risk of flooding to the proposed development and future occupants.

6. Prior to being discharged into any water course, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution to the water environment.

7. Prior to the commencement of development details of all boundary treatment shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.

Reason: In the interest of visual amenity.

8. Prior to the commencement of development details of the following shall be submitted to and approved by the Local Planning Authority in writing:

1. All external lighting
- 2.CCTV cameras.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of crime prevention and visual amenity.

9. Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the Local Planning Authority:

- 1.Hard surface materials.

- 2.Means of drainage maximum gradient 1 in 15 from the highway boundary

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

- 10.The mitigation proposals in the Extended Phase 1 Survey and Mitigation Strategy shall be completed in full prior to the first use of the site, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of ecology and biodiversity.

11. Notwithstanding the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking and re-enacting that Order with or without modification), the premises shall be used only for a doctors surgery with associated medical services; and for no other purpose (including any other activity falling within Class D1; of the Order).

Reason:

as stated in s
1.To prevent

provision of v

Reason: In th

EN/09/00837/FUL

Date received **29 May 2009** Date valid **29 May 2009** Overall Expiry **24 July 2009** Ward **Barnwell**

Applicant **Mr And Mrs Holden**

Agent **Biddle And Co**

Location **Jasmine House, Main Street, Hemington.**

Proposal **Single storey extension to rear of property.**

Decision **Granted with the conditions as reported, subject to condition 2 being amended regarding materials being submitted to and approved by the planning authority before development is commenced.**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out using red brick and red clay roof tiles to match those of the existing single storey extension unless otherwise agreed in writing by the Local Planning Authority. Samples of which, shall have been submitted to and approved in writing by the Local Planning Authority before development is commenced.

Reason: To achieve a satisfactory elevational appearance for the development.

Reason:

EN/09/00846/FUL

Date received **1 June 2009** Date valid **17 June 2009** Overall Expiry **12 August 2009** Ward **Higham Ferrers Chichele**

Applicant **Mrs S Linnitt**

Location **Westfields Tannery, 3 Westfields Avenue, Higham Ferrers, Rushden.**

Proposal **To create a dance studio.**

Decision **Deferred for a formal site visit at 6.30pm on Tuesday 11 August 2009.**