

DEVELOPMENT CONTROL COMMITTEE

Date: 9 February 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 6.00pm

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

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

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

375. MINUTES

The minutes of the meeting held on 19 January 2011 were approved and signed by the Chairman.

376. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Interests

(i) Prejudicial

Councillor Lisa Costello declared a personal and prejudicial interest in application EN/10/02068/FUL, because her employer has been involved in the sale of land for this site. She left the meeting and took no part in the discussion and voting on the application.

(ii) Personal

Members declared personal interests in the applications below as indicated. They remained in the meeting and took part in the discussion and voting on the respective application.

Member	Application	Nature of Interest
Andy Mercer, Gill Mercer, Ron Pinnock, Robin Underwood and Clive Wood	EN/10/02130/FUL	All know one of the speakers on this application who is a Rushden Town Councillor
Roger Glithero	EN/10/01277/REM	Has attended public meetings on this application organised by Kings Cliffe Parish Council

(b) Informal Site Visits

No informal site visits were declared.

377. PUBLIC SPEAKERS

The following people spoke on the applications as indicated: -

- (i)** Mr P Roberts and Mr T Millican on application EN/10/02068/FUL – Land to the rear of 10 to 14 Park Road, Raunds
- (ii)** Mr D Jenney, Mr C Mitchell and Miss S Feely on application EN/10/02130/FUL – Open Space adjacent to 5 Walmer Close, Rushden
- (iii)** Mr P Johnson on application EN/10/01376/FUL – Riding Stables, Manor Yard, Main Street, Sudborough
- (iv)** Miss J Atkinson, Mr P Dews, Mr G Smid and Mr T Slater on application EN/10/01277/REM – Land between Willow Lane and Fineshade Close, Kings Cliffe
- (v)** Mrs D Awdry on application EN/08/01931/REM – Riverside Hotel, Station Road, Oundle

378. PLANNING APPLICATIONS

The Committee considered the planning applications report, with updated information on some of the applications and representations made by public speakers at the meeting. The full decision on the applications are included (on the page indicated) in the Appendix to these minutes.

(i) EN/10/02068/FUL – Land to the Rear of 10 to 14 Park Road, Raunds (See Page 582).

The Committee considered issues regarding density, parking and anti social behaviour and agreed that the application be

Granted with the conditions detailed in the report and subject to Condition 14 being amended regarding archaeological works.

(ii) EN/10/02130/FUL – Open Space adjacent to 5 Walmer Close, Rushden (See Page 585).

Members considered the planning history and responsibility for the maintenance of the site; its present condition and whether it was still being used as open space. Concern was also expressed about the location of the trees on the site and whether they would be affected by the development. Because of these concerns, it was agreed that the application be

Deferred for a formal Committee site visit at 10.00am on Monday 14 February.

(iii) EN/10/01376/FUL and EN/10/01378/LBC – Riding Stables, Manor Yard, Main Street, Sudborough (See Pages 568 to 573).

The Committee noted that the conditions proposed by the applicants had addressed the concerns of local residents and it was agreed that the applications be

Granted with the conditions detailed in the report, with an additional condition to specify that any timber and other treatment of the building was carried out using materials that would not be harmful to bats.

(iv) EN/10/01950/CND – South Reach, High Street, Denford (See Page 581).

Members had no issues with this application and it was

Granted.

(v) EN/10/01277/REM – Land between Willow Lane and Fineshade Close, Wood Road, Kings Cliffe (See Page 565).

The Committee discussed this reserved matters application which had outline consent for up to 150 dwellings including: the designation of Kings Cliffe as a rural service area; the possible phasing and design of the development; the density and proposed number of dwellings on the site; the layout and location of the open space within the site; the proposed number of affordable units; highway safety issues; and the conservation of protected species.

Members noted that Kings Cliffe Parish Council had held a number of public meetings to give an opportunity for local residents to consider the development and the effect it would have on the village. The Solicitor to the Council also gave advice on the possibility of costs if the application was refused.

After discussing the above matters in detail, a **Recorded Vote** was requested on a motion to **PERMIT** application **EN/10/01277/REM**, the result of which was: -

FOR THE MOTION: Councillors Wendy Brackenbury, Albert Campbell, Lisa Costello, Sylvia Hughes, Andy Mercer, Gill Mercer, Brian Northall, Ron Pinnock, Robin Underwood and Pam Whiting (10).

AGAINST THE MOTION: Councillors Roger Glithero, Glenn Harwood, John Richardson, Anna Sauntson and Clive Wood (5).

ABSTENTIONS: Councillors Roger Powell and Phillip Stearn (2).

The Motion was thereupon declared **CARRIED** and it was

RESOLVED:

That, subject to amendments to some of the conditions and additional conditions being added, application EN/10/01277/REM be granted with conditions.

(vi) EN/10/01500/FUL and EN/10/01501/LBC – 63 Benefield Road, Oundle (See Pages 573 to 577).

A formal site visit had been undertaken on 24 January to enable the Committee to give further consideration to the location of the proposed dwellings on the site and it was agreed that these applications be

Granted with the conditions detailed in the report.

(vii) EN/10/01551/FUL and EN/10/01552/LBC – The Talbot Hotel, 7 New Street, Oundle (See Pages 577 to 581).

The Committee welcomed the proposed refurbishment of this hotel and the attempts by the owners to ensure that the works integrated with the external and internal features of this important listed building and it was agreed that the applications be

Granted with the conditions detailed in the report.

(viii) EN/08/01931/REM – Riverside Hotel, Station Road, Oundle (See Page 565).

Members considered this application including: highway safety matters; landscaping issues; and the design of the building. The Committee also acknowledged the economic benefits and employment opportunities that the new 80 bed roomed hotel would bring to Oundle and the district.

There was a question about one of the elevations of the proposed building and it was agreed that the application be

Granted with the conditions detailed in the report, subject to the Head of Planning Services being authorised, in concurrence with the Chairman (or Vice Chairman) and Councillor Phillip Stearn, to check the accuracy of the submitted plans.

(ix) EN/10/02012/FUL – Kenmore Grange, Cranford Road, Great Addington (See Page 581).

The Committee did not have any issues with this application and it was

Granted with the conditions detailed in the report.

RESOLVED:

That the above planning applications be dealt with as indicated in the Appendix to these minutes at pages 565 to 585. `

379. APPEAL DECISION MONITORING REPORT

Members noted the Council's planning appeal decisions from 25 October to 3 December 2010.

380. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following item of business because exempt information, as defined under Paragraph 5 of Schedule 12A of the Local Government Act 1972, may be disclosed.

381. JUDICIAL REVIEW PROCEEDINGS – CREED ROAD, OUNDLE

Members were advised on the latest legal advice regarding the Judicial Review proceedings and the position with the planning appeal for Creed Road, Oundle.

Agreement to the determination of both the outstanding applications at the next available meeting of the Development Control Committee was sought and to authorise the Council's Solicitor to negotiate with the claimants to minimise the costs claim for the work undertaken to date.

RESOLVED:

- (1) That the consideration of both of the outstanding applications at the next available meeting of the Committee be agreed. *(Reason – having regard to the barrister's advice and in order to reduce the cost implications of proceeding with the review, and in view of the appeal)*
- (2) That the Council's Solicitor be authorised to negotiate to minimise the claimant's costs for the work carried out to date. *(Reason – in order to minimise the costs to the Council)*

Chairman

**List of Applications Determined By
DEVELOPMENT CONTROL COMMITTEE - 9 February 2011**

EN/08/01931/REM

Date received	Date valid	Overall Expiry	Ward
21 October 2008	8 July 2009	7 October 2009	Lower Nene

Applicant **Dr C D Lane**

Agent **David Jackson**

Location **Riverside Hotel, Station Road, Oundle, Peterborough.**

Proposal **Reserved matters: Erection of hotel, car park and access pursuant to outline planning permission EN/02/00432/RWL dated 9/11/05 (renewal 93/00132/OUT, 96/00384/RWL and 99/00398/VAR)**

Decision **Decision delegated to approve application to Head of Planning Services in conjunction with Chairman (or Vice-Chairman) and Councillor Stearn after having checked the accuracy of the plans.**

EN/10/01277/REM

Date received	Date valid	Overall Expiry	Ward
9 July 2010	29 July 2010	28 October 2010	Kings Forest

Applicant **Charles Church**

Agent **3D Planning Ltd - Mr T Slater**

Location **Land Between Willow Lane and Fineshade Close, Wood Road, Kings Cliffe, Northamptonshire.**

Proposal **Reserved Matters: Erection of 145 homes, roads, infrastructure and associated landscaping pursuant to outline planning permission EN/05/00620/OUT dated 14.08.2008**

Decision **Application Permitted**

Conditions/Reasons:

1. In accordance with the submitted information, the windows and doors of the dwellings hereby approved shall be of timber construction. The external facing materials hereby approved are: Forticrete Shearstone Cottage Milbourne Olde Heather stone, Hanson Oakthorpe Red Stock and Hanson Oakthorpe Buff Stock. The external roofing materials hereby approved are: Forticrete Gemini Slate Grey, Forticrete Gemini Mixed Russet and Redland Norfolk Pantile Tudor Brown. The development shall be constructed in accordance with these materials and in accordance with the submitted materials layout (drawing number: 105 Revision E, received by the local planning authority on 14 January 2011), unless otherwise agreed in writing by the local planning authority.
Reason: To ensure a satisfactory elevational appearance for the development and to ensure that the development is carried out as permitted.
2. The dwellings hereby permitted shall be constructed in phases and full details of a phasing scheme shall be submitted to and be approved in writing by the local planning authority, prior to

commencement of development. The development shall thereafter be implemented in accordance with the phasing scheme so approved, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity and visual amenity.

3. The Affordable Housing Scheme submitted to the local planning authority is hereby approved. This approval relates to the information contained in the email from the agent dated 6 September and details shown on drawing number: 100 Revision O received by the local planning authority on 14 January 2011.

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

4. Prior to the commencement of the development hereby permitted, drawings to show the design, colour and finish details of the 'metal estate railings' 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: To ensure a satisfactory elevational appearance for the development and in the interest of visual amenity.

5. Notwithstanding the group of trees proposed north of the LEAP and LAP areas, an alternative landscaping scheme shall be provided for this area and details of this scheme shall be submitted to and approved in writing by the local planning authority, prior to commencement of development. Landscaping for this area shall thereafter be provided in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

6. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

7. Acoustic fencing shall be provided to the southern rear garden boundaries of plots 103, 104 and 105 and details shall be submitted to and approved in writing by the local planning authority, prior to commencement of development. The acoustic fencing shall be provided in accordance with the details so approved and be thereafter retained, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the residential amenity of the future occupiers of the dwellings.

8. Details of a scheme of lighting for the development hereby approved, shall be submitted to and approved in writing by the local planning authority, prior to the commencement of development. This shall include full details of the type of lighting, number, exact location and level and type of illumination. The scheme shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

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

9. All external doors and windows on the ground floor, and easily accessible first floor, of the buildings hereby permitted shall be made secure to standards, and details of such standards shall be submitted and approved in writing by the local planning authority, prior to commencement of 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: In the interest of preventing crime, anti-social behaviour and reducing the fear of crime, in accordance with Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

10. Notwithstanding the submitted details, a tree protection plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

11. An arboricultural method statement shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and this statement shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the local planning authority on 14 January 2011, drawing numbers: 100 Revision 0, 105 Revision E, 107 Revision C, 109 Revision A, CD10-028-SK3 Revision B, CD10-028-SK2 Revision C, PER17397-11 Sheet 1, PER17397-11 Sheet 2, PER17397-11 Sheet 3, PER17397-11 Sheet 4, PER17397-11 Sheet 5; plans received on 6 January 2011, drawing numbers: Q2185-C Issue A dated 15.12.10, Q2185-C Issue C dated 15.12.10; amended plans received 18 January 2011, drawing number: 104 - Revision A; plans received on 29 July 2010, drawing numbers: 2B4P-102, 136-1-102, 138-1-02, V142-102, 1234S-1-102; and plans received on 8 July 2010, drawing numbers: 3B6P2.5-102, 3B5P-102, Burleigh-102-1, Forge-102, 136-102, 138-1-102, 142-1-102, 154-102, 1018-102, 1024-102, 1972-102-2, 1972-102-1, V71 FOG-102, V626-102, V800-102, V978-102, VS978-102, VS1234-102, V1234-102, 1234-1-102, and location plan scale 1:2500; and amended drawing received on 2 February 2011, drawing number: 106 Revision E.

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

13. The existing southern front boundary walls to Wood Road shall be retained. Notwithstanding the submitted details (details shown on drawing number: 106 Revision E received by the local planning authority on 2 February 2011), a new stone wall shall be constructed in the area of the existing agricultural access. The new stone wall shall be adjoined to the existing walls to the east and west sides and shall match the existing front boundary wall in height, material, design and finish, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory elevational appearance for the development and in the interest of visual amenity.

14. Prior to commencement of the development hereby permitted, details of the reinstatement of the pavement area in front of the existing agricultural access on Wood Road, including construction details, 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: To ensure a satisfactory elevational appearance for the development and in the interest of highway safety.

15. Notwithstanding the submitted details, additional public bins shall be provided and details of the bins, including the number, location and design, shall be submitted to and approved in writing by the local planning authority prior to commencement of development. The bins shall thereafter be provided in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential amenity and local amenity.

16. Prior to the commencement of the development hereby permitted, details of the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The fire hydrants shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

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

17. Prior to the construction of the north-southern footpath, details of the maintenance arrangements for this footpath, including details of the management company, frequency of maintenance and maintenance period, shall be submitted to and approved in writing by the local planning authority. Maintenance for this footpath shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.
Reason: In the interest of residential amenity and local amenity.

EN/10/01376/FUL

Date received	Date valid	Overall Expiry	Ward
27 July 2010	31 August 2010	26 October 2010	Lyveden

Applicant **The Executors Of Mrs M Giffen Deceased**

Agent **Berrys - Mr P Johnson**

Location **Riding Stables, Manor Yard, Main Street, Sudborough.**

Proposal **Conversion of existing agricultural and equine buildings to 3 no. dwellings**

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: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the submitted information and prior to the commencement of development hereby permitted, details of the facing materials of the proposed building(s) 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.
3. Notwithstanding the submitted information and prior to the commencement of development hereby permitted, details of the roofing materials of the proposed building(s) 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.
4. Before any works commence, a schedule of proposed finishes shall be submitted to and approved in writing by the local planning authority. All new and replacement materials including paints and putties shall meet the agreed specifications unless otherwise agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved schedule and thereafter retained as such.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.
5. All joinery shall be in timber not metal or plastic (excluding roof lights) and thereafter retained in perpetuity.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.
6. Notwithstanding the submitted information, prior to the commencement of the development hereby permitted, a detailed schedule of those windows, doors, doorframes and all other internal and external joinery to be repaired/replaced shall be submitted to and approved in writing by the local planning authority. The schedule shall detail the proposed method of repairs where appropriate

and sectional drawings at a scale of 1:20 for all new joinery. No items shall be replaced unless otherwise approved in the schedule. The development shall then be carried out in accordance with the approved details and thereafter retained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

7. The garages hereby approved shall be permanently retained for the parking of vehicles of residents / occupiers of the approved scheme, and shall not be used for any other purpose.

Reason: In the interests of highway safety.

8. No development shall take place within the area indicated within the red line until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The recording should be carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise, the resultant records, artefacts and samples should be analysed and where necessary conserved, and the understanding gained should be made publicly available and an archive created and deposited for future use.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their appearance.

9. All stonework shall be bedded and pointed using a pure hydraulic lime mortar mix (no cement), the exact composition of which shall be submitted to and approved in writing by the Local Planning Authority. Following this, a representative sample panel of no less than 1 metre squared of stonework shall be prepared on site for the inspection and approval of the Local Planning Authority.

Reason: In order to maintain the character and appearance of the property as a building of acknowledged architectural or historic interest.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates fences, walls or other means of enclosure, shall take place without the prior written approval of the Local Planning Authority.

Reason: To prevent overdevelopment of the site.

11. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority, development shall be carried out in accordance with the approved scheme. The scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of 5 years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

12. Before development commences, a working design methods statement and timetable of works to mitigate any undue adverse effects to bats shall be submitted to and agreed with the local planning authority and shall be carried out as part of the development.

Reason: To mitigate any undue adverse effects to bats.

13. Notwithstanding the submitted information and prior to the commencement of development hereby permitted, details to show the following 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 approved details shall be implemented prior to the first use or occupation of the development hereby permitted.

1. Pedestrian visibility splays of at least 2 metres x 2 metres shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. Any features within or affecting the resultant triangular areas shall not exceed 0.6 metres above access/footway level.
2. The vehicular access gradient from the highway boundary shall not exceed 1 in 15.
3. A positive means of drainage shall be installed to ensure that surface water from the vehicular access or private land does not discharge onto the highway.
4. The means of vehicular access hereby permitted shall be paved with a hard bound surface for a minimum of 5 metres from the highway boundary and retained as such.
5. No gates, barrier or means of enclosure shall be erected within 5.5 metres of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.
6. The means of access shall be a minimum width of (or widened to) a minimum width of 4.5 metres for the first 10 metres from the highway boundary.

Reason: In the interests of highway safety.

14. The development hereby permitted shall be carried out in accordance with a submitted schedule of works, as agreed in writing by the local planning authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

15. All rainwater goods shall be of cast iron or cast aluminium upon rise-and-fall brackets and painted in a colour to be agreed in writing by the local planning authority prior to commencement of development and thereafter retained and maintained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

16. All works hereby approved shall be carried out in a manner that no unnecessary damage is caused to the fabric or decorative features of the building and any damage so caused shall be rectified in accordance with a scheme to be submitted and approved by the local planning authority prior to the completion of development.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

17. All new rooflights shall be of a conservation range (Velux or similar) and details of them including their size and position, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The rooflights shall be installed and thereafter retained in perpetuity in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

18. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 27 July 2010 and 31 August 2010, drawing numbers: 1 Site location plan, 507/05B Site layout, 507/B Ground floor plans plots 1 and 2, 507/11B First floor plans plots 1 and 2, 507/12B Elevations plots 1 and 2, 507/13A Floor plan plot 3, 507/15 Garage/store plot 2, 507/16 Cross-sections plots 1 – 3, MS-3349 (1 of 2) Topographical survey, MS-3349 (2 of 2) Topographical survey, MS-3349B (1 of 2) Floor plan, MS-3349B (2 of 2) Elevations, MS-3349C (1 of 2) Floor plans, MS-3349C (2 of 2) Elevations, MS-3349D (1 of 3) Floor plans, MS-3349D (2 of 3) Roof plan, MS-3349D 3 of 3) Elevations, MS-3349E (1 of 2) Floor plans, MS-3349E (2 of 2) Floor plans, MS-3349F (1 of 2) Floor plans, MS-3349F (2 of 2) Elevations, MS-

3349G (1 of 2) Floor plan and MS-3349G (2 of 2) Elevations, unless otherwise agreed in writing by the local planning authority.

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

19. The works hereby permitted shall not include the use of materials or treatments that would be toxic or harmful to bats.

Reason: To ensure the protection of bats.

EN/10/01378/LBC

Date received	Date valid	Overall Expiry	Ward
29 July 2010	31 August 2010	26 October 2010	Lyveden

Applicant **The Executors Of Mrs M Giffen Deceased**

Agent **Berrys - Mr P Johnson**

Location **Riding Stables, Manor Yard, Main Street, Sudborough.**

Proposal **External and internal alterations and renovations to existing agricultural and equine buildings to create 3 no. dwellings to include new windows, doors and rooflights; removal of lean-to pole barn and modern timber/brick boxes; first floor extension to barn, erection of garage and lead-roofed extension; raising of boundary wall and ground floor extension to barn on existing footprint**

Decision Application Permitted

Conditions/Reasons:

1. The works 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. Notwithstanding the submitted information and prior to the commencement of works hereby permitted, details of the facing materials of the proposed building(s) shall have been submitted to and approved in writing by the local planning authority and the works shall thereafter be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
3. Notwithstanding the submitted information and prior to the commencement of works hereby permitted, details of the roofing materials of the proposed building(s) shall have been submitted to and approved in writing by the local planning authority and the works shall thereafter be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
4. Before any works commence, a schedule of proposed finishes shall be submitted to and approved in writing by the local planning authority. All new and replacement materials including paints and putties shall meet the agreed specifications unless otherwise agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved schedule and thereafter retained as such.
Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

5. All joinery shall be in timber not metal or plastic (excluding roof lights) and thereafter retained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

6. Notwithstanding the submitted information, prior to the commencement of the works hereby permitted, a detailed schedule of those windows, doors, doorframes and all other internal and external joinery to be repaired/replaced shall be submitted to and approved in writing by the local planning authority. The schedule shall detail the proposed method of repairs where appropriate and sectional drawings at a scale of 1:20 for all new joinery. No items shall be replaced unless otherwise approved in the schedule. The works shall then be carried out in accordance with the approved details and thereafter retained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

7. No works shall take place within the area indicated within the red line until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The recording should be carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise, the resultant records, artefacts and samples should be analysed and where necessary conserved, and the understanding gained should be made publicly available and an archive created and deposited for future use.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their appearance.

8. All stonework shall be bedded and pointed using a pure hydraulic lime mortar mix (no cement), the exact composition of which shall be submitted to and approved in writing by the Local Planning Authority. Following this, a representative sample panel of no less than 1 metre squared of stonework shall be prepared on site for the inspection and approval of the Local Planning Authority.

Reason: In order to maintain the character and appearance of the property as a building of acknowledged architectural or historic interest.

9. The development hereby permitted shall be carried out in accordance with a submitted schedule of works, as agreed in writing by the local planning authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

10. All rainwater goods shall be of cast iron or cast aluminium upon rise-and-fall brackets and painted in a colour to be agreed in writing by the local planning authority prior to commencement of development and thereafter retained and maintained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

11. All works hereby approved shall be carried out in a manner that no unnecessary damage is caused to the fabric or decorative features of the building and any damage so caused shall be rectified in accordance with a scheme to be submitted and approved by the local planning authority prior to the completion of development.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

12. All new rooflights shall be of a conservation range (Velux or similar) and details of them including their size and position, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The rooflights shall be installed and thereafter retained in perpetuity in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade II listed buildings and their setting.

13. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 27 July 2010 and 31 August 2010, drawing numbers: 1 Site location plan, 507/05B Site layout, 507/B Ground floor plans plots 1 and 2, 507/11B First floor plans plots 1 and 2, 507/12B Elevations plots 1 and 2, 507/13A Floor plan plot 3, 507/15 Garage/store plot 2, 507/16 Cross-sections plots 1 – 3, MS-3349 (1 of 2) Topographical survey, MS-3349 (2 of 2) Topographical survey, MS-3349B (1 of 2) Floor plan, MS-3349B (2 of 2) Elevations, MS-3349C (1 of 2) Floor plans, MS-3349C (2 of 2) Elevations, MS-3349D (1 of 3) Floor plans, MS-3349D (2 of 3) Roof plan, MS-3349D 3 of 3) Elevations, MS-3349E (1 of 2) Floor plans, MS-3349E (2 of 2) Floor plans, MS-3349F (1 of 2) Floor plans, MS-3349F (2 of 2) Elevations, MS-3349G (1 of 2) Floor plan and MS-3349G (2 of 2) Elevations, unless otherwise agreed in writing by the local planning authority.

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

14. The works hereby permitted shall not include the use of materials or treatments that would be toxic or harmful to bats.

Reason: To ensure the protection of bats.

EN/10/01500/FUL

Date received	Date valid	Overall Expiry	Ward
17 August 2010	19 August 2010	14 October 2010	Oundle

Applicant **Mr And Mrs A Broughton**

Agent **CMPS**

Location **63 Benefield Road, Oundle, Peterborough, Northamptonshire.**

Proposal **Residential development of three houses and alterations to stone boundary wall**

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: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be constructed in accordance with the materials stated in the submitted Design and Access Statement received by the local planning authority on 19 August 2010, including limestone for the walls and dark grey slates for the roof, and the windows and doors shall all be in timber. Prior to commencement of development, full details and samples of the external materials to be used for the construction of the dwellings and garage of House 1, and the colour and finish details of all windows and doors shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: To achieve a satisfactory appearance for the development and to ensure the development would not harm the character and setting of the surrounding listed buildings.

3. Prior to the commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site shall be submitted to and approved in writing by the local planning authority. This shall include (i) details indicating the positions, height, design, materials

and type of boundary treatment to be erected, and (ii) elevation and sectional details to show the relationship of the boundary treatments proposed for the north, west and eastern boundaries of site with the land within 5 metres of the proposed boundary treatment. This boundary screening shall then be provided in accordance with the details so approved before the building is occupied and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

4. In accordance with the details shown on drawing number: 10.01/04A received by the local planning authority on 9 December 2010, the existing front boundary wall attached to the east side of no.63 Benefield Road shall be retained. The boundary walls proposed along the south and eastern sides of no.63 Benefield Road shall be constructed using natural stone, and before any work is commenced on the development hereby permitted, details and samples of the proposed facing materials for the wall, together with mortar and stonework details, shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To achieve a satisfactory appearance for the development and to ensure the development would not harm the character and setting of the listed buildings.

5. Before any work is commenced on the development hereby permitted, details showing the slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings within 5 metres of the site (including the ridge heights and eaves height of neighbouring buildings of nos. 3, 4 and 5 Mildmay Close, no.63 Benefield Road, and nos.3 and 5 Prince William Road) shall be submitted and approved in writing by the local planning authority. The buildings shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

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

6. Notwithstanding the submitted details, pedestrian visibility splays of 2.0 m x 2.0 m and vehicular visibility splays of 90 m (from a point measured 4.5 metres back along the centre line of the proposed junction) shall be provided on both sides of the vehicular access. 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: In the interest of highway safety.

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. Prior to the first occupation of the development hereby permitted this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.

Reason: In the interest of highway safety.

8. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the local planning authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety, visual amenity and to ensure the development would not harm the character and setting of the surrounding listed buildings.

9. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), no gates or other form of barrier shall be erected at the point of access.

Reason: In the interest of highway safety and to ensure the development would not harm the character and setting of the surrounding listed buildings.

10. Adequate surface water drainage system 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: In the interest of highway safety.

- 11.No development shall take place until there has been submitted to and approved in writing by the local planning authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing with the local planning authority. In accordance with the submitted drawings, this shall include planting proposals on both sides of the driveway, in front of the dwellings hereby approved.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

- 12.All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

- 13.An arboricultural method statement shall be submitted to and be approved in writing by the local planning authority prior to the commencement of the development. This statement shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and on the adjacent sites, in the interest of visual amenity.

- 14.Notwithstanding the submitted details, a tree protection plan for onsite trees and hedges and those within 5 metres adjacent to the site shall be submitted to and be approved in writing by the local planning authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

- 15.No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and recording which has been submitted by the applicant and approved in writing by the local planning authority. Archaeological investigation and recording shall thereafter be carried out in the accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5.

- 16.Before any work is commenced on the development the subject of this permission, details of the provision of foul water and surface water drainage installations to serve the development shall have been submitted to and be approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health, in the interest of residential amenity and in the interest of highway safety.

- 17.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or other form of opening, other than that shown on the plans hereby approved, shall be inserted at the first floor level in the north facing elevations of House 1 and House 2 hereby permitted.

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

- 18.Before House 1 hereby permitted is first brought into occupation, the first floor en-suite and bathroom window in the west facing elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing

shall thereafter be retained permanently.

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

19. Before Houses 2 and 3 hereby permitted are first brought into occupation, the first floor en-suite and bathroom windows in the west facing elevations shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the general amenity of the area.

20. 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 F of Part 1 of Schedule 2 to that Order.

Reason: To ensure a satisfactory elevational appearance for the development, to protect the amenity of adjacent occupiers and to ensure the development would not harm the character and setting of the surrounding listed buildings.

21. Prior to the commencement of development hereby permitted, details of provisions for waste reduction and recycling, water efficiency and recycling and techniques of sustainable construction to be used for the construction of the building(s) hereby permitted, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

22. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the local planning authority on 9 December 2010, drawing numbers: 10.01/03A, 10.01/04A, 10.01/SP3, and location plan number: 10.01/LP1 received on 17 August 2010.

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

EN/10/01501/LBC

Date received	Date valid	Overall Expiry	Ward
17 August 2010	19 August 2010	14 October 2010	Oundle

Applicant **Mr And Mrs A Broughton**

Agent **CMPS**

Location **63 Benefield Road, Oundle, Peterborough, Northamptonshire.**

Proposal **Residential development of three houses and alterations to stone boundary wall**

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: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. In accordance with the details shown on drawing number: 10.01/04A received by the local planning authority on 9 December 2010, the existing front boundary wall attached to the east side of no.63 Benefield Road shall be retained. The boundary walls proposed along the south and eastern sides of no.63 Benefield Road shall be constructed using natural stone, and before any work is commenced on the development hereby permitted, details and samples of the proposed facing materials for the wall, together with mortar and stonework details, shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To achieve a satisfactory appearance for the development and to ensure the development would not harm the character and setting of the listed buildings.

3. All disturbed surfaces shall be made good to match the existing.

Reason: To achieve a satisfactory elevational appearance for the development and in order to maintain the character and appearance of the property as a building of acknowledged architectural and historic interest.

4. The development hereby permitted shall be carried out strictly in accordance with the approved plans; amended plans received by the local planning authority on 9 December 2010, drawing numbers: 10.01/04A and location plan number: 10.01/LP1 received on 17 August 2010.

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

EN/10/01551/FUL

Date received	Date valid	Overall Expiry	Ward
23 August 2010	16 November 2010	11 January 2011	Oundle

Applicant **Bulldog Pub Company Ltd**

Agent **Horsley Townsend Architects Ltd - Mr G Townsend**

Location **The Talbot Hotel, 7 New Street, Oundle, Peterborough.**

Proposal **Replacement of existing single storey restaurant extension with smaller single storey restaurant extension, glazed screens to enclose existing entrance archway, opening up of original doorway within entrance archway, engineering works to create new steps from proposed restaurant area to enclosed garden, alterations to fenestration to ground floor staff facilities to create new restaurant area facing enclosed garden, rendering of north elevation facing enclosed garden, alterations to doorways and windows following removal of single storey extension to south elevation and replacement of window with door and window to north elevation of courtyard adjacent to archway**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the details already submitted, prior to the commencement of development a more detailed schedule of works shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in complete accordance with this subsequently approved schedule of works and thereafter retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

3. "No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority".

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5.

4. Precautions shall be taken to secure and protect the fabric of the building against accidental loss, damage, or theft during building work. Details shall be submitted to and approved by the local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the local planning authority. Any damage caused shall be rectified in accordance with a scheme to be submitted and approved by the local planning authority prior to the completion of development.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building.

5. With the exception of works to building 13 and the demolition of building 6 (as identified in the design, access and justification statement received 11 November 2010), all demolition and removal of internal fabric shall be carried out by hand or by tools held in the hand rather than power driven tools. Hand tools shall also be used where the works to building 13 and 6 meet with the fabric of the historic buildings onto which they join. All removed material shall be stored for re-use. Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and to enable historically or architecturally important material to be salvaged and re-used.

6. Prior to the commencement of works, a detailed specification for the repair and cleaning of newly exposed masonry shall be submitted to and approved in writing by the local planning authority. Works shall proceed only in full accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building.

7. All new stonework shall match the existing as closely as possible. It shall be constructed using a natural hydraulic lime mortar mix which is free from any cement. No development shall commence until details of the stone type, mortar composition, joint width and finish have been submitted to and approved in writing by the local planning authority (LPA), and following this representative sample panels of no less than 1 metre square have been constructed on site for the inspection and written approval of a representative of the LPA. Works shall proceed only in full accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

8. All proposed external pipework, including all rainwater goods, soil and overflow pipes, shall be of cast iron or cast aluminium and painted in accordance with details to be agreed in writing by the local planning authority prior to commencement of development and thereafter retained and maintained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

9. Prior to the commencement of the work, precise details and samples of material for the proposed new stepped thresholds, the proposed new flagstone floor for the glazed lobby and any landscaping for the courtyard including the surfacing materials to be used, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

10. Notwithstanding the details already submitted, prior to the commencement of works, drawings at a scale of no less than 1:20 for all internal and external joinery and glazing, including glazing bar profiles and internal door profiles, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

11. Prior to the commencement of works, precise details of the design and construction of the new external steps to the garden courtyard, together with any associated handrails, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with these subsequently approved details.

Reason: In the interests of preserving the historic character and appearance of the grade I listed building.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans; plans received by the local planning authority on 11 November 2010, drawing numbers: AL(2-)02, AL(2-)04, AL(2-)07, AL(2-)08, AL(2-)09, AL(2-11)04, AL(2-06)05, AC(31)01, AC(2-)02, AL(2-13)01, AL(2-13)02, AL(2-13)03, AL(2-13)04, AL(2-13)05, AL(2-13)06, AL(2-11)01, AL(2-11)02, AL(2-11)03, AL(2-11)05, AL(2-11)06, AL(2-09)01, AL(2-09)02, AL(2-08)01, AL(2-08)02, AL(2-05)01, AL(2-05)02, AL(2-05)03, AL(2-05)04, AL(2-05)07, AL(2-07)01, AL(2-07)02, AL(2-07)03, AL(2-06)01, AL(2-06)02, AL(2-06)03, AL(2-06)04, AL(2-04)01, AL(2-02)01, AL(2-02)02, AL(2-02)03, AL(2-02)04, AL(2-01)01, AL(2-01)02, AL(2-01)03, AL(2-01)04, AL(2-01)05, AL(2-01)06, AL(2-01)07, AL(2-01)08, AL(2-01)09.

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

EN/10/01552/LBC

Date received	Date valid	Overall Expiry	Ward
23 August 2010	16 November 2010	11 January 2011	Oundle

Applicant **Bulldog Pub Company Ltd**

Agent **Horsley Townsend Architects Ltd - Mr G Townsend**

Location **The Talbot Hotel, 7 New Street, Oundle, Peterborough.**

Proposal **Internal and external alterations to include: removal of previous extension, new extension, works to internal walls, fenestration, ceilings and floors, creation of new bathrooms and erection of glazed screens. For full details of extent of works proposed, see Design, Access and Justification Statement received 11/11/2010 and amendment received 16/11/2010**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the details already submitted, prior to the commencement of development a more detailed schedule of works shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in complete accordance with this subsequently approved schedule of works and thereafter retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

3. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5.

4. Precautions shall be taken to secure and protect the fabric and interior architectural features against accidental loss, damage, or theft during building work. Details shall be submitted to and approved by the local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the local planning authority. Any damage caused shall be rectified in accordance with a scheme to be submitted and approved by the local planning authority prior to the completion of development.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building.

5. With the exception of works to building 13 and the demolition of building 6 (as identified in the design, access and justification statement received 11 November 2010), all demolition and removal of internal fabric shall be carried out by hand or by tools held in the hand rather than power driven tools. Hand tools shall also be used where the works to building 13 and 6 meet with the fabric of the historic buildings onto which they join. All removed material shall be stored for re-use. Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and to enable historically or architecturally important material to be salvaged and re-used.

6. Prior to the commencement of works, a detailed specification for the repair and cleaning of newly exposed masonry shall be submitted to and approved in writing by the local planning authority. Works shall proceed only in full accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building.

7. All new stonework shall match the existing as closely as possible. It shall be constructed using a natural hydraulic lime mortar mix which is free from any cement. No development shall commence until details of the stone type, mortar composition, joint width and finish have been submitted to and approved in writing by the local planning authority (LPA), and following this representative sample panels of no less than 1 metre square have been constructed on site for the inspection and written approval of a representative of the LPA. Works shall proceed only in full accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

8. All proposed external pipework, including all rainwater goods, soil and overflow pipes, shall be of cast iron or cast aluminium and painted in accordance with details to be agreed in writing by the local planning authority prior to commencement of development and thereafter retained and maintained in perpetuity.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

9. Prior to the commencement of the work, precise details and samples of material for the proposed new stepped thresholds, the proposed new flagstone floor for the glazed lobby and any landscaping for the courtyard including the surfacing materials to be used, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

10. Notwithstanding the details already submitted, prior to the commencement of works, drawings at a scale of no less than 1:20 for all internal and external joinery and glazing, including glazing bar profiles and internal door profiles, shall be submitted to and approved in writing by the local

planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the historic character, fabric and appearance of the grade I listed building and its setting.

11. Prior to the commencement of works, precise details of the design and construction of the new external steps to the garden courtyard, together with any associated handrails, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with these subsequently approved details.

Reason: In the interests of preserving the historic character and appearance of the grade I listed building.

12. The development hereby permitted shall be carried out strictly in accordance with the approved plans; plans received by the local planning authority on 11 November 2010, drawing numbers: AL(2-02), AL(2-04), AL(2-07), AL(2-08), AL(2-09), AL(2-11)04, AL(2-06)05, AC(31)01, AC(2-02), AL(2-13)01, AL(2-13)02, AL(2-13)03, AL(2-13)04, AL(2-13)05, AL(2-13)06, AL(2-11)01, AL(2-11)02, AL(2-11)03, AL(2-11)05, AL(2-11)06, AL(2-09)01, AL(2-09)02, AL(2-08)01, AL(2-08)02, AL(2-05)01, AL(2-05)02, AL(2-05)03, AL(2-05)04, AL(2-05)07, AL(2-07)01, AL(2-07)02, AL(2-07)03, AL(2-06)01, AL(2-06)02, AL(2-06)03, AL(2-06)04, AL(2-04)01, AL(2-02)01, AL(2-02)02, AL(2-02)03, AL(2-02)04, AL(2-01)01, AL(2-01)02, AL(2-01)03, AL(2-01)04, AL(2-01)05, AL(2-01)06, AL(2-01)07, AL(2-01)08, AL(2-01)09.

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

EN/10/01950/CND

Date received	Date valid	Overall Expiry	Ward
20 October 2010	22 October 2010	14 January 2011	Thrapston Market

Applicant **Mr And Mrs Bright**

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

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

Proposal **Erection of a dwelling and garage following demolition of existing garages and alterations to access Condition 1 - Materials Condition 2 - Landscaping Condition 3 - Trees Condition 5 - Foul and Surface Water Condition 8 - Access Condition 9 - Access Drainage**

Decision **Query/Consultation Answered**

EN/10/02012/FUL

Date received	Date valid	Overall Expiry	Ward
29 October 2010	29 October 2010	24 December 2010	Woodford

Applicant **Mr C Robinson**

Agent **Peter Philpin Design**

Location **Kenmore Grange, Cranford Road, Great Addington, Kettering.**

Proposal **Erection of shed and pet enclosure (Retrospective)**

Decision **Application Permitted**

Conditions/Reasons:

1. This permission relates only to the retention of development carried out on or before 6 January 2011.

Reason: In order to clarify the precise terms of this planning permission.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 29 October 2010, drawing numbers: 1 OS Sitemap at a scale of 1:1250 and 2 Plans and elevations, unless otherwise agreed in writing by the local planning authority.

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

EN/10/02068/FUL

Date received	Date valid	Overall Expiry	Ward
12 November 2010	24 November 2010	19 January 2011	Raunds Saxon

Applicant **Spire Homes**

Agent **MsQuare Architects Ltd - Mr T Millican**

Location **Land to the rear of 10 and 12 to 14, Park Road, Raunds, Northamptonshire.**

Proposal **Erection of ten new dwellings (six 2-bedroom and four 3-bedroom affordable homes) along with ten sheds, new associated access road and parking court**

Decision Application Permitted but awaiting Section 106 legal agreement

Conditions/Reasons:

1. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development cross sectional details, to illustrate the proposed differences in levels between the approved buildings, their slab levels, gardens and any retaining structures compared with the existing land levels and building heights of neighbouring properties, shall be submitted to and approved in writing by the local planning authority. The details shall take into account the laying of any additional topsoil which may be required and shall include spot levels of the site and adjacent highway. Development shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity.

3. No development shall take place until (1) samples of the materials to be used in the construction of the external surfaces of the building hereby permitted and (2) details of the windows and external doors to be installed have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of boundary treatment indicating the positions, design, materials and type of any fences, railings, walls and gates to be erected around and within the site. These details shall include a lockable gate to be situated flush with the front elevation of plot 7. The approved boundary treatment shall be completed before any of the dwellings are occupied and retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual and residential amenity.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include the proposed parking and hardstanding areas, shared private footpaths and refuse collection areas as well as the landscaped/planted areas. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority.

Reason: In the interest of visual amenity.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interest of visual amenity.

7. An arboricultural method statement shall be submitted to and be approved in writing by the local planning authority prior to the commencement of the development. This statement shall be in accordance with BS5837:2005 and shall include, but not be limited to, details of phasing of the hard surface installation and methods to be used for the construction of the dwellings. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

8. Notwithstanding the submitted details, a tree protection plan for the retained trees identified on the approved plans shall be submitted to and be approved in writing by the local planning authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of trees on site and in the interest of visual amenity.

9. Full details of the no dig construction method for the vehicular access, hardstanding and parking area shall be submitted to and be approved in writing by the local planning authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that vehicle movements in and out of the site do not cause excessive soil compaction and root damage, to ensure the protection of trees on site and in the interest of visual amenity.

10. An appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the local planning authority. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the local planning authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure the proposed remediation plan is appropriate.

11. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the local planning authority.

Reason: To ensure site remediation is carried out to the agreed protocol.

12. On completion of remediation, two copies of a closure report shall be submitted to the local planning authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the

required standards.

13. If, during development, contamination not previously considered is identified, then the local planning authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the local planning authority.
Reason: To ensure all contamination within the site is dealt with.
14. No development shall take place until a desk based assessment has been submitted to and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12.
15. Prior to commencement of development, the alternative point of access from the site to Park Road shall be permanently closed off and shall remain closed thereafter.
Reason: In the interest of highway safety.
16. Notwithstanding the submitted details, unobstructed pedestrian visibility splays of 2.0m x 2.0m shall be provided on both sides of the vehicular access. 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: In the interest of highway safety.
17. Before any work is commenced on the development the subject of this permission details of the provision for foul water and surface water drainage installations to serve the development hereby permitted shall have been submitted to and approved by the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard public health and to prevent the potential for flooding on the site and elsewhere.
18. Before any work is commenced on the development the subject of this permission, full details of the proposals for external lighting of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Reason: In the interests of the amenity of the area and public safety.
19. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainable strategy shall be submitted to and approved in writing by the local planning authority to demonstrate that the development would meet requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy. The development shall be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy.
20. Before units 1 and 10 hereby permitted are first brought into occupation, the first floor side windows shall be fixed shut and fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and this obscure glazing shall thereafter be retained permanently.
Reason: To ensure adequate standards of privacy for neighbours and occupiers.
21. The development hereby permitted shall be carried out strictly in accordance with the approved plans: drawings 018-PA-001; 018-PA-002; 018-PA-100; 018-PA-200; 018-PA-300 received by the local planning authority on 11 November 2010; and drawing 018-PA-400 received by the local planning authority on 24 November 2010.
Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

EN/10/02130/FUL

Date received	Date valid	Overall Expiry	Ward
26 November 2010	2 December 2010	27 January 2011	Rushden Bates

Applicant **David Wilson Homes (South Midlands) - Miss S Feely**

Location **Open Space adjacent to 5, Walmer Close, Rushden, Northamptonshire.**

Proposal **Erection of one detached dwelling**

Decision **Deferred for site visit**