

## Minutes of a meeting of the Planning Committee (North)

At 7.00 pm on Wednesday 2nd August, 2023 in the  
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

### Present:-

#### Members

Councillor Wendy Brackenbury (Chair)	
Councillor Charlie Best	Councillor Geoff Shacklock
Councillor Cedwien Brown	Councillor David Sims
Councillor Robin Carter	Councillor Joseph John Smyth
Councillor Alison Dalziel	Councillor Keli Watts
Councillor Dez Dell	

#### Officers

Jasbir Sandhu	Development Services
Sunny Bains	Development Services
Olawale Duyile	Development Services
Emma Granger	Legal Representative
Callum Galluzzo	Democratic Services

### 11 Election of Chair

It was proposed by Councillor Brown and seconded by Councillor Cater that Councillor Brackenbury be elected chair of the Planning Committee (North).

**RESOLVED** That Councillor Wendy Brackenbury be elected as chair  
of the Planning Committee (North)

### 12 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Kevin Watt, Mark Dearing and Simon Rielly.

It was noted that Councillor Anup Pandey, Paul Marks and Ross Armour were present as substitutes.

### 13 Members' Declarations of Interests

The chair asked members to declare any interests on items present on the agenda.

Councillor David Sims declared a pecuniary interest in item 5.1. It was noted that Councillor Sims would leave the room during deliberation of this item.

**14 Minutes of the meeting held on 7th June 2023**

**RESOLVED**

that the minutes of the meeting of the Strategic Planning Committee held on 5<sup>th</sup> April 2023 be approved as a correct record.

**15 Applications for planning permission, listed building consent and appeal information\***

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. Eight speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

**16 NK/2023/0254**

Members received a report about a proposal for which planning permission was being sought to convert only the first floor of the 2-storey building from a private members' function room to a 6 bed, 6 person House in Multiple Occupation (HMO) at 4 Church Street, Burton Latimer for Mr G Tomkins Cycle Developments. The associated works included the partial demolition of an existing lean-to structure, and replacement with new timber clad lobby, external timber cladding to existing staircase. new first floor window on the north elevation, the installation of new pedestrian access gate and the creation of refuse collection / storage points and cycle storage. It was noted that the ground floor of the building was not part of the proposal and would continue to function as a members' room.

The Development Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Jess Brosnan, Claire Salter and Fergus McDonald, third party objectors to the proposed development. Requests to address the meeting were also received from Cllr Jenny Davies, Burton Latimer Town Councillor, Cllr Jan O'Hara, ward councillor and Greg Tomkins, the applicant and the Committee was given the opportunity to ask questions for clarification.

Jess Brosnan addressed the committee and raised concerns regarding the loss of privacy, noise pollution and the potential for anti-social behaviour associated with the proposed development. Objections were also raised due to the lack of associated parking and highways safety.

Claire Salter addressed the committee and raised objections to the proposed development due to the lack of safe access to the development. Concerns were also raised due to the loss of privacy and lack of parking amenity.

Fergus McDonald also addressed the committee and raised concerns regarding the lack of parking amenity and questioned the timing of the associated car parking survey. Concerns with regards to highways safety and fire safety were also raised.

Cllr Jenny Davies addressed the committee as a representative of Burton Latimer Town Council. Cllr Davies raised safety concerns surrounding the proposed development and objected to the detrimental impact the application would have on the surrounding community.

Cllr Jan O'Hara attended the meeting and addressed the committee as a ward councillor for the proposed development. Cllr O'Hara stated that the application was inappropriate and out of character in comparison to the surrounding area. Parking, highways and fire safety concerns were also raised by the councillor.

Greg Tomkins addressed the committee as the applicant for the proposed development and stated that the application would bring the building back from a poor state of repair where there would be no major changes to the exterior. Considerations had also been given to replacing the existing perimeter fencing.

The Chair invited the Committee to determine the application

Members raised concerns regarding the lack of consultation response from Northamptonshire Police and the potential for anti-social behaviour at the proposed development. Concerns were also raised by members in relation to parking and the associated impact on neighbouring amenities. Objections were also raised by members in relation to highways safety.

Following debate it was initially proposed by Councillor Best and seconded by Councillor Smyth that the application be refused contrary to the officer's recommendation however the proposal was withdrawn due to the lack of material planning consideration associated with the reasons for refusal.

it was then proposed by Councillor Dalziel and seconded by Councillor Armour that the application be approved in line with the officer's recommendation. Members voted on the proposal to approve the application.

(Voting For, 4 Against 7)

The members proposal to approve was therefore lost.

it was then subsequently proposed by Councillor Brown and seconded by Councillor Carter that the application be deferred in order to seek further consultation feedback from Northamptonshire Police in relation to anti-social behaviour.

It was **RESOLVED** that:

That the application be DEFERRED.

(Members voted on the motion to defer the application)

(Voting: For 9, Against 1, Abstention 1)

The application was therefore  
**DEFERRED**

**17 NE/22/00954/OUT**

Members received a report about a proposal for which outline planning permission was being sought for the erection of a two-storey dwelling with all matters reserved expect for access at Ashfield, Main Street, Cotterstock for Harold Ashby Deceased Will Trust. It was noted that the existing access (south-east of the site) off Main Street would remain and serve the host dwelling (known as 'Ashfield' – north of the proposed dwelling) whilst a separate access also off Main Street and near the existing access would be created for the proposed dwelling.

The Development Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Paul Brooker, Cotterstock Parish Meeting and Lauren May, the agent on behalf of the applicant and the Committee was given the opportunity to ask questions for clarification.

Paul Brooker attended the meeting and addressed the committee as a representative of Cotterstock Parish Meeting and stated that following initial concerns raised by the Parish Meeting, with additional conditions concerns had been addressed and that assurances were present for the proposed development.

Lauren May addressed the committee as the agent on behalf of the applicant and stated that the proposed development had addressed initial concerns regarding backland development and that reserved matters would follow the outline planning application.

The Chair invited the Committee to determine the application

Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.

Following debate it was proposed by Councillor Smyth and seconded by Councillor Sims that the application be approved in line with the officer's recommendation.

It was **RESOLVED** that:

It was agreed that the application be **APPROVED** subject to the following conditions and subject to the conditions set out in the committee report

1. Details of the appearance, landscaping, layout and scale (hereinafter called The Reserved Matters) shall be submitted to and approved in writing by the Local

Planning Authority before any development begins and the development shall be carried out as approved

2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.
4. Prior to the first occupation of the development the proposed access shall be laid out in accordance with the approved plan (RHC-22-102-01 and KA44546-BRY-ST-PL-A-03-A), surfaced in a hard bound material and drained within the site. The access, surfacing and drainage shall thereafter be maintained and retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part A, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).
5. The details to be submitted for approval in writing by the Local Planning Authority relating to Condition 1 above shall include full details of external lighting to be installed. The details shall include (but not limited to) position, number and type of external lighting as well as product specification. The development shall thereafter be carried out in accordance with the above details and maintained and retained in perpetuity.
6. The details to be submitted for approval in writing by the Local Planning Authority relating to Condition 1 above shall include full details of the biodiversity enhancement measures. The details shall include (but not limited to) position, number and type of enhancement measures as well as product specification. The development shall thereafter be carried out in accordance with the above details and maintained and retained in perpetuity.
7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plan (KA44546-BRY-ST-PL-A-03-A) shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority: any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plans of similar size and species unless the Local Planning Authority gives written consent to any variation.
8. The details to be submitted for approval in writing by the Local Planning Authority relating to Condition 1 above shall include drawings showing the slab levels and finished floor levels of the buildings in relation to the existing and proposed ground levels of the site, the ground levels of the surrounding land and the slab and finished floor levels of the surrounding properties as well as identifying the proposed ridge height levels and the ridge heights of all neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be implemented in accordance with the approved details.

9. The development hereby permitted shall be carried out in accordance with the approved plans as follows:

Location Plan - KA44546-BRY-ST-PL-A-01

Site Plan - KA44546-BRY-ST-PL-A-03-A

Access Plan - RHC-22-102-01

(Members voted on the officers' recommendation to approve the application)

(Voting: Unanimous)

The application was therefore

**APPROVED**

**18 Delegated Officers Report**

None

**19 Exempt Items**

None

**20 Close of Meeting**

The meeting closed at 8.26 pm

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Chair

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Date