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**North  
Northamptonshire  
Council**

**Meeting:** Area Planning Committee Corby

**Date:** Thursday 19th August, 2021

**Time:** 7.00 pm

**Venue:** Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the Area Planning Committee Corby

Councillors Watt (Chair), Sims (Vice-Chair), Addison, Armour, Buckingham, Colquhoun, Dalziel, McGhee and Rielly

Substitute members: Councillors L Buckingham, Nichol

Agenda			
Item	Subject	Presenting Officer	Page no.
01	Apologies for absence		
02	Members' Declarations of Interest		
03	Minutes of the Meeting Held On 22 July 2021		5 - 20
Items requiring a decision			
04	Applications for planning permission, listed building consent and appeal information*  4.1 NC/21/00038/DPA Conversion of the house to create 5 x bedsits and erection of a single storey rear extension, and installation of 1x roof light over existing rear roof slope.	Planning Officer	21 - 28
Items to note			
05	Delegated officers report None		
Exempt items			
06	None Notified		
07	Close of meeting		

Adele Wylie, Monitoring Officer  
North Northamptonshire Council



**Proper Officer**  
**11 August 2021**

\*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

Committee Administrator: Pauline Brennan

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the working day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon 18 August 2021
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the working day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon 18 August 2021

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

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Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest,

not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

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If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – [monitoringofficer@northnorthants.gov.uk](mailto:monitoringofficer@northnorthants.gov.uk)

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## Area Planning Committee Corby

Thursday 22 July 2021

7.00 pm Council Chamber, The Cube, Corby

**Present:** Councillor Watt – Chair

Councillors McGhee, Addison, L Buckingham, Dalziel, Colquhoun, Armour and Rielly.

### 9. Apologies for Absence

There were apologies for absence from Councillor Sims.

### 10. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item. No declarations were made.

### 11. Minutes of Meeting held on 29 June 2021

Members were requested to approve the minutes of the Local Area Planning Committee meeting held on 29 June 2021, copies of which had been circulated.

#### **RESOLVED that: -**

The minutes of the meetings of the Local Area Planning Committee held on 29 June 2021 copies of which had been circulated to Members, be agreed as a correct record.

### 12. Planning Applications

#### **12.1 NC/21/00083/DPA First floor extension to enclose existing balcony area AT 14 Thrush Close, Corby.**

The application sought permission to enclose a first-floor balcony to provide more living space.

Mrs Barron addressed the Committee objecting to the application, it was not in keeping and would have a visual impact as the only one in the row. The property was only 2mtrs from Mrs Barron's and was higher, she was concerned about being overlooked and that the velux windows would allow overlooking and a loss of privacy. Mrs Barron said her balcony would be rendered useless and concluded that if given permission she would have loss of light, privacy and be overlooked.

The Planning Officer presented the report and advised that all relevant policies had been considered and neighbour notification letters had been sent, there had been 4 responses.

The Officer concluded that the development would harmonise with the dwelling and surrounding area and therefore considered acceptable.

Committee Members raised concerns about the velux windows, they felt that the building over the balcony would increase privacy for others but that extending the living space made it disproportionate.

The Legal Officer advised that the velux windows were simply there to allow more light, there was the option to condition the opening of the windows or to have the glass obscured.

Members asked for a condition to be added which would mean obscure glass in the velux windows.

**RESOLVED that: -**

**Approve subject to the following conditions: -**

1. The development hereby permitted shall begin before the expiration of three years of the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority, in order to discharge other conditions attached to this decision.

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the Core Strategy.

3. The Velux windows be obscured to provide privacy for the neighbours.

**12.2 NC/21/00065/DPA First floor extension to create accommodation at first floor level, single storey extension and internal alterations AT 10 Harringworth Road, Gretton.**

Mr Wagstaff addressed the Committee as the applicant and thanked Committee for the opportunity to speak.

The property had always been a good size but the current configuration and way that it was laid out didn't work for us as a family. Within the last few years Kelly has been diagnosed with arthritis and is a midwife in charge of organising all the mandatory training to all staff in the maternity unit, at Kettering General Hospital ensuring they maintain an overall compliance for the trust at above 95%, even during a pandemic, being high risk herself, Kelly had to switch as much of the training as she could to a virtual environment and Kelly would then deliver and facilitate the majority of the training from a room in our house.

This 1950's converted house, means the staircase is very steep, with shallow stairs, we need to accommodate a proper staircase to allow easier access to the 1<sup>st</sup> floor. Kelly worked from a decorating table with a laptop by day and slept in a makeshift bed downstairs in that same room by night.

By allowing us to make our first floor into a proper home, we can also have a family bathroom upstairs, which is also missing from the house now. We have been mindful of our immediate neighbours and both their (and our) needs for privacy, there are no windows on the first floor of the house immediately facing 10a's garden and we get our day light via high level roof lights which is the same requirement as we have now.

The Officer explained that this application required substantial renovation/enlargement although this would all be on the same footprint.

Relevant policies had been considered, consultation had taken place with neighbour notification letters being sent, the Parish Council had objected, comments were contained in the Officer's report.

It was concluded that the proposals would improve the living accommodation for the applicant and his family without any adverse neighbouring amenity implications. Parking and highway safety were considered to be acceptable.

Members asked about the buildings on either side as to whether they were two storey, the Officer confirmed they were.

**RESOLVED that: -**

**Approved subject to the following conditions: -**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The parking spaces and turning areas detailed on Drawing SK07 Revision D shall be provided prior to the completion of the proposal, and thereafter shall be kept available for parking and turning.

**Reason:** In order to provide safe and satisfactory off-road parking in accordance with Policy 8 of the Core Strategy.

**12.3 NC/21/00204/DPA Construction of vehicular access to the property with dropped kerb AT 124 Rockingham Road, Corby.**

The Planning Officer presented a report which sought to provide a vehicular access at 124 Rockingham Road, Corby.

Relevant policies had been considered and consultation had taken place with statutory consultees, neighbour notification letters had also been sent out. The Highway Authority had raised concerns regarding road safety and had objected to the application as it would be detrimental to the highway safety at this location.

Members commented that there were similar drives in the area and so why was this different, the Planning Manager offered to investigate the situation with Highways to see if they could assist.

Members also raised concerns regarding safety of pedestrians if a car was reversing from the drive as visibility was poor due to neighbour's hedges.

**RESOLVED that: -**

**Planning permission be refused for the following reason:**

1. The proposal would be contrary to Policy 8 of the North Northamptonshire Core Strategy in that safe access and egress to and from 124 Rockingham Road cannot be achieved due to the restricted visibility arising from the existence of parked inline vehicles on Rockingham Road itself which in turn would be unsafe and detrimental to highway safety at this location

**12.4 NC/21/00031/REM Approval of Reserved Matters AT Parcel 5 pursuant to Outline Planning Permission 17/00703/DPA (condition 2).**

Mr Rai addressed Committee as a concerned resident, stating that he had been assured by the developer that no more development would take place. The gross number of dwellings would be 970, this was part of the S106 agreement in 2006, to date there are 1,135 dwellings.

There were to be £13.5m in S106 contributions to provide community facilities etc., this has caused a visual impact on my view to open countryside.

The applicant started construction of flats and houses in breach of 9 conditions set in 2018 and in 2021 a letter was sent to the applicant setting out the conditions to be discharged.

Mr Rai implored the Committee not to grant permission until an investigation had been carried out explaining why the development had commenced in 2018 when not authorised to do so.

The effect of the development on the character of the neighbourhood remained a deciding factor along with other breaches and on the residential amenity to both Mr Rai and the rest of the community.

PC Cllr Kilham addressed Committee and raised the following points:

- Residents not informed properly only 21 letters sent out.
- The number of dwellings was well above those stated in the S106.
- The school was already over-subscribed.
- There was excessive traffic, roads would be blocked, already several accidents on the roundabout, a road leading on to Roman Road for a further 99 properties.
- Issues regarding wildlife particularly badgers.
- Siting of the playpark, not sure people would want this outside their homes.

The Planning Manager explained that the current applicant inherited ongoing problems and the applicant and agent had worked with the LPA, but these were reserved matters, and the principle was already settled.

Mr Flatman addressed the Committee as the Agent and advised Committee this application was not a planning application. It was solely an application to discharge specified reserved matters.

Issues of principle, and many of those raised by Little Stanion Parish Council, were not for consideration in relation to this application.

The Applicant worked exceedingly hard with Officers to bring forward the application before you. The highway authority, flood authority and crime prevention officer had all confirmed the scheme amendments addressed their earlier concerns and had no objections.

Where the Parish Council objections were relevant, these aspects had already been satisfactorily addressed.

I summarise responses made to key Parish Council objections as follows;

- Refuse vehicle turning circles were Highway Authority approved.
- No trees had been removed. The application site had been clear of vegetation pending development for many years. Biodiversity gain would be achieved by proposed extensive new tree and landscape planting.
- “Badger Alley” was a colloquial name. No badger setts were present. The applicant fully complied with all obligations under the Wildlife and Countryside Act. Ecology had been addressed by the ecology report approved within the outline permission.
- The Traffic Assessment approved traffic impact. This accepted a 21% greater highway capacity than that arising from 99 dwellings.
- Roman Road junction visibility splays exceeded Highway Authority standards. All planting is highway visibility compliant.
- Formal pre-application consultation with numerous Council Officers found residential amenity acceptable including by the specialist residential design experts retained by North Northamptonshire.
- The adjacent games area was already part of the 2018 masterplan planning permission. Landscaping proposals and dwelling orientation also created a visual buffer between proposed dwellings and the school playing field. There would be no loss of privacy.
- The application was determined under the provisions of the Town and Country Planning Act 1990 and not the Contract Rights Third Party Act 1999 referenced by the



Parish Council. Your Officers committee report stressed that all aspects of the reserved matters application before you were acceptable. Conditions would be imposed to deal with external lighting and provision of an EV charging scheme. Thank you for listening and I respectfully ask you to approve this application to discharge these reserved matters tonight.

Members were aware this had been a long and contentious application, they asked about speed humps and the fact that the tree officer had not made comment. Regarding the speed humps Mr Flatman explained that the new area would have these.

The Planning Officer outlined the report and advised that the proposal would deliver additional residential units as originally set out for the village of Little Stanion. The reasons as set out in the report were in accordance with the NPPF and adopted policy provision.

**RESOLVED that: -**

Approved subject to the following conditions.

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission. Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:
  - a) Planning Statement Prepared by iPlan Solutions Ltd Page 46
  - b) Design and Access Statement prepared by ARC-ID
  - c) Building for Life Assessment Prepared by iPlan Solutions Ltd
  - d) 1616-P5-P06 Red-Edged Site Location Plan
  - e) 1616-P5-P01 Rev A Proposed Site Layout
  - f) 1616-P5-P03A Topographical Survey
  - g) 1616-PA03 Rev B Proposed Boundary Treatments
  - h) 1616-PA04 Proposed Phasing Plan
  - i) 1616-VC-P120 Rev. A Village Centre Previous Approved & Proposed Layout
  - j) 1616-P5-P10 Proposed Street Elevations - Roman Road & Road A1
  - k) 1616-P5-P11 Proposed Street Elevations - Road A2 South
  - l) 1616-P5-P12 Proposed Street Elevations - Road A2 North
  - m) 1616-P5-P13 Proposed Street Elevations - Shared Surfaces S1 & P2
  - n) 1616-P5-P14 Proposed Street Elevations - Road A3 & Shared Surface S2 West
  - o) 1616-P5-P16 Rev A Proposed Retaining Wall
  - p) 1616-P5-P20 Proposed House Type A
  - q) 1616-P5-P21 Proposed House Type B1
  - r) 1616-P5-P22 Proposed House Type B2
  - s) 1616-P5-P23 Proposed House Type C1
  - t) 1616-P5-P24 Proposed House Type C2
  - u) 1616-P5-P25 Proposed House Type D1
  - v) 1616-P5-P26 Proposed House Type D2
  - w) 1616-P5-P27 Proposed House Type E1
  - x) 1616-P5-P28 Proposed House Type E2
  - y) 1616-P5-P29 Proposed House Type F
  - z) 1616-P5-P30 Proposed House Type G

- aa) 1616-P5-P31 Proposed House Type H
- bb) 1616-P5-P32 Proposed House Type H variations
- cc) 1616-P5-P33 Proposed House Type J
- dd) 1616-P5-P34 Proposed House Type K
- ee) 1616-P5-P35 Proposed House Type L
- ff) 1616-P5-P36 Rev A Proposed Garages
- gg) J156-C-5.100-S1-P06 Proposed Road Layout Page 47
- hh) J156-C-5.107-S1-P06 Engineering Layout
- ii) 20-4266 Parcel 5 Planting Layout V3 Schedule and Specification
- jj) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- kk) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- ll) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- mm) 20-4266 Parcel 5 Planting Layout V3 Inset
- nn) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- oo) 20-4266 Parcel 5 Planting Layout V3 Inset 5
- pp) 20-4266 Parcel 5 Planting Layout V3 Inset 6
- qq) 20-4266 Parcel 5 Planting Layout V3 Inset 7
- rr) 20-4266 Parcel 5 Planting Layout V3 Inset 8
- ss) 20-4266 Parcel 5 Planting Layout V3 Inset 9
- tt) 1616-P5-P15 Proposed Street Elevations - Road A3 & Shared Surface S2 East

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. All soft and hard landscape works are to be carried out in accordance with the approved details in the first planting season following the completion of each housing phase identified on the approved Phasing Plan 1616-PA04 or in accordance with a programme to be agreed in writing with the Local Planning Authority. 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 as those originally planted unless the Local Planning Authority gives written approval to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

4. No private trees are permitted within 2.5m of the public highway. Highway trees require a minimum verge width of 2m (wider dependant on species).

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

5. Prior to the occupation of the dwellings to which they relate development hereby permitted, the car parking area shown on the approved drawings shall be constructed, surfaced, and permanently marked out. The car parking area shall be used for no other purpose thereafter. Page 48

**Reason:** To always ensure adequate parking provision so that the development does not prejudice the free flow of traffic or safety on the neighbouring highway.

6. Prior to the completion of the construction of any dwellings on site, details of the proposed lighting scheme for the entire exterior of the site shall be submitted to and approved in writing by the Local Planning Authority. The uniformity should provide equal quality of

illumination in all areas. The scheme shall include low lux levels and a plan showing the position, type, and extent of the lighting over the area to be lit. The approved scheme shall be implemented to serve the first occupation of each associated dwelling and shall be retained in that form thereafter.

**Reason:** To ensure that there is adequate lighting over the associated scheme and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7. No building hereby permitted shall be occupied or the use commenced until a scheme detailing the location and specification of EV charging facilities serving the dwellings is submitted to and approved in writing by the Local Planning Authority. The approved EV charging point scheme shall then be implemented and retained thereafter.

**Reason:** To support sustainable transport objectives in accordance with policies 8 and 15 of the North Northamptonshire Joint Core Strategy 2016.

8. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (S104 Site Wide Adoptable Drainage CSK\_033 issue 02, OCSC, 2020), as approved under application NC/21/00032/CON dated 17th June 2021 which shall be implemented in full and retained thereafter.

**Reason:** to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

### **INFORMATIVES**

The LHA advised the applicant to take note of the following informatives:

- The applicant's attention is drawn to the fact that no works may commence within the existing highway without the express written permission of the local highway authority. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with the local highway authority's standards and specifications.
- The applicant's attention is drawn to the requirement that any new sewer connection required for this development within the highway will require a licence from the local highway authority under Section 50 of the New Roads and Street Works Act 1991. Page 49
- The applicant's attention is drawn to the Traffic Management Act 2004 where three-month notice periods to allocate road space (for works within the highway, including footways and verges) is required prior to the commencement of works. Such notice cannot be submitted or commence until the completion of an appropriate license or Agreement with the local highway authority.
- Vehicular visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
- Pedestrian visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

**12.5 NC/21/00033/RVC Variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA.**

Mr Flatman addressed Committee stating the approved drawing schedule for the village open space included new drawings enabling landscaping where approved main open space abuts the southern boundary of Parcel 5.

The soil gradient within Parcel 5 and adjacent open space to the south needed minor regrading. This then required a small, tapered retaining wall. The maximum height would be 1.2m and faced in local ironstone to provide enhanced visual amenity.

Extensive landscaping and tree planting was proposed to integrate the new residential development with the existing open space to the south. The footpath around the lake would need minor re-siting and link to the proposed footpath through Parcel 5 to the Village Centre.

The only reason for the application being before the planning committee is as a consequence of the same letter of objection that had been submitted by the Parish Council to all three of the applications before you tonight.

Fundamentally, the Parish Council had not addressed the acceptability or otherwise of the proposals subject of the application.

Your Officers committee report stressed that all aspects of the planning application were acceptable.

Thank you for listening and I respectfully ask you to approve this variation of condition application.

The Planning Officer explained the proposal would deliver an area of public open space in line with the original objectives for the new village.

**RESOLVED that: -**

approval subject to the following conditions.

1. The development hereby permitted shall begin before the expiration of 3 years from the date of planning permission reference 17/00701/DPA dated 21.05.2018.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details approved under application 17/00701/DPA, as amended by the non-material amendment approvals 18/00483/NMA, 18/00785/NMA and NC/21/000 22/NMA shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00701/DPA approved 21 May 2018
- b) D 17-2405 Red Edged Ordnance Survey Location Plan
- c) D17-2404 POS Rev4 Area Site Plan (Received 27/06/2018)
- d) M17-2406 Rev5 New Masterplan for Little Stanion (Received 27/06/2018)
- e) D17-062 Rev10 Detailed Landscape Design Plan (Received 27/06/2018)
- f) D17-2219 Details Landscape Design Plan Rev 6 (Received 27/06/2018)
- g) 17-1220 Landscape Statement
- h) 17-2367 Landscape Management Plan
- i) D17-2401 Rev4 Play Area Cross Sections (submitted 18/04/2018)
- j) 6020-046 Turnstile
- k) 6020-086 Junior Comment-Chequer Deck
- l) 6060-058 Holly Hedgehog
- m) 6060-076 Streetboard
- n) DRAKE09-900 Drake
- o) LSW 18-1.8m Log Swing (Cradle)
- p) NSW 24-2.4m Log Swing (Flat Seats)
- q) LSW 24BN-Birds Nest Swing
- r) PICUS6SS-Pick Up Sticks Six (SS Slide)

- s) 6020-071 Rock N Roll Roundabout
- t) 6060-57 Freddie Frog
- u) MARC 006-600 Young Explorer Marco Polo
- v) 6020-063 Double Zig Zag Twister
- w) 6020-088 Toddler Comet-Chequer Deck
- x) 6060-066 Rock N Roll
- y) 6060-075 Long Skateboard
- z) 6070-054-454-Talking Flowers
- aa) RALEE 196-600-00 Raleigh
- bb) Kickabout Area Fencing Details
- cc) Square Closed Goal Module
- dd) CW06 Leg Press
- ee) CW08 Skier
- ff) CW12 Air Walker
- gg) CW15 Body Twist
- hh) CW23 Arm Bike
- ii) CW36 Stepper
- jj) CW 57 LatPull-ChestPress Combi
- kk) S.96a 18/00785/NMA approved 14 June 2019
- ll) 18-1541 Detailed Landscape Design Pack comprising 81xA3 sheets inc. 7
- mm) Corby BC Logo Bin Image and Specification
- nn) Indicative Little Stanion Bin Locations, Existing and Proposed NTS
- oo) Supporting letter (reference 17/018/MJF) dated 22nd of November 2018
- pp) S.96a NC/21/00022/NMA approved 3 March 2021 20-4721 V2 Overview & Planting Schedule 20-4721 V2 Planting Schedule
- qq) 20-4721 V2 Detailed Landscape Design, Inset 1
- rr) 20-4721 V2 Detailed Landscape Design, Inset 2
- ss) 20-4721 V2 X-Section A
- tt) 20-4721 V2 X-Section B
- uu) Supporting letter (reference 17/018/MJF) dated 16th January 2021
- vv) S.73 NC/21/00033/RVC
- ww) 1616-OS-P003 Red Edged Site Location Plan
- xx) 1616-P5-P01 RevA Proposed Site Layout
- yy) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- zz) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- aaa) 20-4266 Parcel 5 Planting Layout V3 Inset 3
- bbb) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- ccc) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- ddd) J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2
- eee) J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2
- fff) 1616-P5-P15 Rev A Proposed Retaining Wall Elevations
- ggg) Supporting Letters (reference 20/009/MJF) dated 24th January, 2nd and 3<sup>rd</sup> March 2021

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy. 3. No development shall take place other than in accordance with the Construction

Management Plan (JME 2018) as approved under application 18/00455/CON on 15 October 2018.

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart- Garrett, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

7. The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27 June 2018 and utilising the Wicksteed Wildcats acoustically dampened fencing.

**Reason:** In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

8. The development hereby approved shall be laid out in accordance to the approved plan drawing 1616-P5-P01 Rev A Proposed Site Layout

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

**12.6 NC/21/00034/RVC Variation of condition 2 (approved plans) under planning reference 20/00301/RVC.**

Mr Flatman addressed Committee explaining the application sought to amend the approved drawing schedule for the village centre to include new drawings enabling minor landscaping and boundary treatment adjustments. This would allow the already approved southern boundaries of village centre Blocks C and D to dovetail where they abut the northern boundary of Parcel 5.

The cycle store serving Block D would be relocated to within Parcel 5. This repositioning would allow a more appropriate garden configuration to Plot 14 within Parcel 5.

This would also enable the connectivity of the proposed footpath through Parcel 5 to link to the village centre. It would allow an additional 6 car parking spaces to be provided to the existing new village centre public car park.

The only reason for this application being brought before the planning committee tonight was because of the same letter of objection that had been submitted by the Parish Council to all three of the applications before you tonight.

Fundamentally, none of the submitted Parish Council objections had any planning relevance or specific bearing upon the minor nature of the proposals within this application.

There has consequently been no legitimate planning objection raised by the Parish Council or others to the proposals comprising this application.

Thank you for listening and I respectfully ask you to approve this variation of condition application.

The Planning Officer advised that the proposed variation of condition 2 (Approved Plans) of planning permission 20/00301/RVC amending 17/00702/DPA was considered acceptable. The details did not cause any significant harm to the character of the area, the amenity of the nearby occupiers would not be unduly impacted, and highway safety would not be jeopardised because of the proposed changes.

The proposal was therefore considered to be in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy 2016 and the National Planning Policy Framework 2019 and no other material considerations indicate that the policies of the development plan should not prevail.

Furthermore, the decision has been reached considering the requirements of the National Planning Policy Framework and is therefore recommended for approval.

**RESOLVED that: -**

approval subject to conditions below

1. The development hereby permitted shall begin before the expiration of 3 years from the date of planning permission reference 17/00702/DPA dated 21.05.2018.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details approved under application 17/00702/DPA, as amended by the non-material amendment approval 18/00484/NMA, and also the non-material amendment 20/00551/NMA together with this variation of condition approval NC/21/00034/RVC shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00702/DPA approved 21 May 2018
- b) P001 (Red Edged Village Centre Location Plan)
- c) P101 Rev D (Village Centre Site Layout)
- d) J156B-152 Rev D (Proposed Road Markings)
- e) P101 (Village Centre with Topo Survey)
- f) P110 (Proposed External Stores)
- g) P200 and P201 (Block A Proposed Floor plans and Elevations)
- h) P300, P301, P302 (Block B Proposed Floor plans and Elevations)
- i) P400, P401, P402, P403, P404 (Block C Proposed Floor plans and Elevations) P500, P501, P502, P503 (Block D Proposed Floor Plans and Elevations) P600,
- j) P601 (Block E/Village Hall Proposed Floor Plans and Elevations)
- k) J156B-151 RevB (Proposed Levels)
- l) S.96a 20/00551/NMA approved 6 January 2021
- m) 1616-P500 rev A Block D Ground Floor and First Floor Plans (Received 9 December 2020) Supporting Letter (reference 17/018/MJF) dated 10 December 2020
- n) S.73 NC/21/00034/RVC
- o) 1616-VC-P001 Red Edged Site Location Plan
- p) 20-4514 L Block D Amended Landscape Plan V1

- q) 1616-VC-P120 Rev A Village Centre Previous Approved and Proposed Layout
  - r) 1616-P5-P01 Rev A Proposed Site Layout
  - s) 1616-P5-P03 Rev. B Proposed Boundary Treatments
  - t) 20-4266 Parcel 5 Planting Layout V3 Inset 1
  - u) 20-4266 Parcel 5 Planting Layout V3 Inset 8
  - v) 20-4266 Parcel 5 Planting Layout V3 Inset 9
  - w) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
  - x) Supporting Letters (reference 20/009/MJF) dated 24 January, 2, 3 and 16 March 2021
3. No development shall take place other than in accordance with the Construction Management Plan (JME 2018) as approved under application 18/00455/CON on 15th October 2018.
- Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.
4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.
- Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.
5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.
- Reason:** to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.
6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart- Garrett, 2017), which shall be implemented in full and retained thereafter.
- Reason:** To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy
7. The retail units hereby approved shall benefit from the following uses:
- Unit 1 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)
  - Unit 2 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)
  - Unit 3 - use classes A1 (shops)
  - Unit 4 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), and A5 (Hot Food Take-Away)
- Reason:** In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.
8. The development shall not proceed except in accordance with the agreed phasing sequence plan P104 unless variations are agreed by the Local Planning Authority.
- Reason:** To ensure that the development is satisfactorily phased and coordinated.



9. No development shall take place other than in accordance with the provisions set out within the approved details for Bird and Bat Boxes as approved under application 19/00292/CON on 19th July 2019 unless variations are agreed by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy

10. No development shall take place other than in accordance with the provisions set out within the approved details for Enclosures and Boundary Treatments as approved under application 18/00533/CON on 15th October 2018 unless variations are agreed by the Local Planning Authority

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

11. No development shall take place other than in accordance with the provisions set out within the approved details for Hard and Landscaping as approved under application 20/00317/CON on 8th October 2020 unless variations are agreed by the Local Planning Authority

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy

12. No development shall take place other than in accordance with the provisions set out within the approved details for implementation of the Foul Water Drainage Strategy as approved under application 19/00246/CON on 30th July 2019.

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

13. A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. Block C, phase 5, shall not be commenced before the scheme is approved and carried out.

**Reason:** To design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

14. Retail Units 1, 2 and 4 hereby permitted shall not be occupied within classes A3, A4 or A5 until details of the means of ventilation for the extraction and disposal of cooking smells/fumes have been submitted to and approved in writing by the Local Planning Authority for that retail unit in accordance with the following:

- a) Prior to the commencement of use hereby approved by this condition for each of retail units 1, 2 and 4 cooking equipment installed shall have an associated odour control system; details of which shall be submitted to and approved by the Local Planning Authority. The scheme and any required works shall thereafter be maintained in accordance with the approved details.
- b) Prior to the commencement of the use hereby approved by this condition for each of retail units 1, 2 and 4 a scheme for the acoustic treatment of the odour control system to prevent the emissions of noise affecting noise sensitive premises shall be submitted to the Local Planning Authority for approval.
- c) Upon completion of all works to implement the approved scheme by this condition for each of retail units 1, 2 and 4, testing shall be carried out and a report submitted to the Local Planning Authority to verify the scheme effectiveness. The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details before the use, subject of this condition, commences. The scheme and any required works shall thereafter be maintained in accordance with the approved details.

**Reason:** In the interests of residential amenity with regard to odour and noise.

15. No use under Classes A3, A4 or A5 within Retail Units 1, 2 and 4 hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance, and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved Odour Management Plan shall be complied with throughout the duration of the use.

**Reason:** To safeguard the amenity of nearby premises and the area generally in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No building or use hereby permitted shall be occupied other than in accordance with the provisions of the lighting scheme approved under application 20/00403/CON on 11th March 2021 in respect of Blocks A and B unless variations are agreed by the Local Planning Authority. In respect of Blocks C, D and E (Village Hall) no building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to the requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone – E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN1, dated 2005.

**Reason:** For the avoidance of doubt and in order to safeguard the amenities of adjoining residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. No occupation shall take place until the approved scheme for the provision of fire hydrants (as shown on site layout P101 Rev A) has been implemented in full. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable and retained thereafter.

**Reason:** To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the requirements of Policy 10 of the North Northamptonshire Joint Core Strategy.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the following requirements:

(i) a survey of the extent, scale, and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options and proposal for of the preferred option(s).

Where remediation is necessary, all works associated with the permission must cease and a remediation scheme must be prepared, submitted to, and approved in writing by the Local Planning Authority before works can re-commence. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works on site management procedures. Scheme must ensure that the site will not qualify as

contaminated land under Part 2a of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is the subject of approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

19. The Approved Travel Plan (J156 Travel Plan Rev 4) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

**Reason:** To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking, and cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

20. No development shall take place other than in accordance with the provisions set out within the approved details for RSA and-Site Engineering, Construction and Drainage Land is approved under application 18/00531/CON on 21<sup>st</sup> November 2018 unless variations are agreed by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

21. No development shall take place other than in accordance with the provisions set out within the approved details for Highway Layout and Tracking Details as approved under application 18/00494/CON on 12th September 2018 unless variations are agreed by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

22. In the event of any of the streets associated with the residential element of this proposed development not been proposed for adoption as public highway, the following conditions apply;

- a) Details of a site management company and associated management and maintenance methodology of the street within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
- b) The streets in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to 1st occupation of any dwelling;
- c) That prior to 1st occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
- d) That the streets will be identified as private through the use of appropriate private Street nameplates on the entrances to the development and from the public highway (to be placed within the site).

**Reason:** To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire joint Core Strategy.

23. The provision of the EV charge points and feed pillars shall be installed as shown on the approved plan 1616-PP011 Rev A in respect of Blocks A, B and D as partially approved under application 20/00318/CON on 29th of September 2020.

For the avoidance of doubt in respect of EV charge point provision for Block C, either Option 1 or Option 2 as shown on the approved plan 1616-PP011 Rev A, but not both, shall be installed. Prior to the first occupation at Block C, confirmation shall be submitted in writing to the local planning authority confirming which of EV Charge Point Option 1 or EV Charge Point Option 2 is to be installed in respect of Block C and that identified EV Charge Point Option shall be installed to serve Block C.

**Reason:** To support sustainable transport objectives in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

#### **8. Close of Meeting**

The meeting closed at 8.45pm.



**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE  
(CORBY)  
19 August 2021.**

<b>Application Number:</b>	<b>NC/21/00238/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>37 Blenheim Walk Corby Northamptonshire NN18 9HB</b>
<b>Development:</b>	<b>Conversion of the house to create 5 x bedsits and erection of a single storey rear extension, and installation of 1x roof light over existing rear roof slope.</b>
<b>Applicant:</b>	<b>Vasilica Ciobanu.</b>
<b>Agent:</b>	<b>Detailed Planning Ltd.</b>
<b>Ward:</b>	<b>Kingswood.</b>
<b>Overall Expiry Date:</b>	<b>23 August 2021.</b>

**Scheme of Delegation:**

This application is brought to Committee because it falls outside of this Council's scheme of delegation as three or more written objections have been received.

**1. Recommendation:**

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1.1 That planning permission be GRANTED subject to planning conditions.

**2. The Proposal:**

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2.1. The proposal is for 5 self -contained bedsits on two floors, including a new single storey rear extension some 3m deep and 8.4 metres wide in a matching brickwork.

2.2. Externally a 6-bicycle stand is detailed along with a 5 bay bin store. In addition, 4 parking bays are detailed off Balmoral (4.8m by 2.4 metres) on what is already an informal parking area.

2.3. An accommodation schedule details the following living space for each bedsit:

Flat 1 (bedsit) 23.5 sq metres.  
Flat 2 30.5 sq metres.  
Flat 3 (bedsit) 21.5 sq metres.

Flat 4 34.2 sq metres.

Flat 5 35.3 sq metres.

2.4. The above accommodation would be accessed by:

- New front door into existing sitting room to provide Flat 1;
- Using existing door to lead to new communal stair well with access to Flat 2 (ground floor and Flat 4 and 5 at first floor level);
- Flat 3 accessed via a new front door (other side of walkway).

2.5. Other external alterations involve the alteration of window arrangements at first floor on the southern elevation and a conservatory at first floor replaced with a flat roof and made habitable (with obscured glazing to side elevations).

2.6.

### **3. Site Description**

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3.1 The site (5 bed house) is found south west of Corby town centre just north of the A6014 road in a residential area east of Kings Wood. The dwelling is an architect designed terraced house from the 'New Town' era of Corby and lies effectively at the end of a cul-de-sac (Balmoral) with the pedestrian area known as Blenheim Walk at the rear of the dwelling.

3.2 The dwelling at present has at ground floor a sitting room, dining room and bedroom- with a further four bedrooms at first floor level. A design feature of this property is the first floor spans a pedestrian walkway with living accommodation either side of the walkway span- which gives rise to an unconventional internal layout.

### **4. Planning History**

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4.1 None recently recorded.

### **5. Consultation Responses**

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#### **5.1 Internal**

5.1.1 Environmental Health: No objection or comment however recommends informative notes in respect of HIMO obligations.

5.1.2. Highway Engineer: No objections subject to the following condition(s):

Observations: -

- i. 5 no. 1-bed flats/bedsits are understood to be proposed. Each requires 1 car parking space and 1 secure, covered and overlooked cycle parking space.
- ii. From the proposed site plan the car parking spaces measures 2.4m wide by 4.8m in length which are not accepted parking bay dimensions. For

residential purposes they should be 3m wide by 5.5m in length. The LPA may wish to take a view on this given the existing arrangement.

- iii. It is advised gate widths associated with the cycle parking and along the perimeter of the site where cycles would pass through are a minimum of 1.2m wide

Conditions: -

- i. The Planning Authority should satisfy itself regarding parking and servicing the site.

## **5.2 External**

5.2.1. The present Case Officer visited the site on Thursday 1<sup>st</sup> July 2021. A site notice was posted on Thursday 1<sup>st</sup> July 2021.

5.2.2. Neighbours were consulted on 29/06/2021 and to date six representations (namely 3 lots of duplicate representation- objections) have been received raising the following concerns:

- i. Car-parking is a problem here with many cars;
- ii. Against planning policy;
- iii. Amenity;
- iv. Overdevelopment;
- v. Noise;
- vi. Overcrowded.

5.2.3 In addition 2 letters of support (1 and 1 duplicate) have been received stating that the development would be good for couples finding their first accommodation.

5.2.4 Crime Prevention Officer: Northamptonshire Police have no formal objection to the planning application in its present form other than to strongly suggest that the following recommendations are included, which if implemented will reduce the likelihood of crime occurring:

- i. In addition to any building regulation and fire safety requirements the following should apply:
  - a. All external doors and in addition internal flat doors to flats 2, 4 and 5 must also comply with the security standard BS PAS24:2016 or equivalent.
  - b. Ground floor and other easily accessible windows, including easily accessible rooflight, must be certified to BS PAS24:2016 and also must include one pane of laminated safety glass meeting the requirements of BS EN 356:2000 class P1A (minimum). Easily accessible – A window or doorway which is within 2m vertically of an accessible level surface. A window within 2m vertically of a flat or sloping roof.
  - c. The garden gate should be lockable and capable of being operable by a key from both sides.

- d. The cycle store must also be secure and lockable.

#### 5.2.5 Corby Town Council: Notified.

### 6. Planning Policy and Material Considerations

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6.1. National Planning Policy Framework 2021 Chapter 12 Well Designed Places.

6.2. North Northamptonshire Core Strategy adopted 2016 Policies 1 (sustainability), 8 (place shaping principles), 11(network of urban and rural areas), 30 (housing mix and tenure).

### 7. Assessment

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Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity;
- Highway Safety;

#### 7.1 Principle of Development

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7.1.1 Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

7.1.2 Policy 30 of the Core Strategy states in part – *“Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs to assist in the creation of sustainable and mixed communities.”*

#### 7.2 Impact on the Character of the Area

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7.2.1 The dwelling presently has 3 bedrooms which could have up to six people living within the dwelling as a household. Small visual changes are proposed to the appearance of the car-side of the dwelling on Balmoral. Likewise, the provision of a small extension to the rear of the dwelling onto Blenheim Walk raise no adverse character concerns. The use as bedsits (in terms of comings and goings and other daily activity) would not be so adverse as to warrant refusal on a change to the character of the area.

This accords with Policy 8 of the Core Strategy.

#### 7.3 Neighbouring Amenity

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- 7.3.1. The use as 5 bedsits in theory would have no change on the character of the area given the present high density living arrangements of that era of building typology on that estate. The proposed rear extension is modest in scale and massing and would not lead to any adverse neighbouring amenity implication such as loss of daylight, sunlight, nor privacy (as there is a high perimeter fence on that side of the building) to the residents on the opposite side of the path due in part to the existence of a high boundary fence.
- 7.3.2 The provision of new window openings at first floor level to front and back elevation would be no closer to nearby opposite dwellings on Balmoral and Blenheim Way than already existing so as not to give rise to new adverse loss of privacy concerns.

This accords with Policy 8 of the Core Strategy.

#### **7.4 Highway Safety**

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- 7.4.1. The proposal details 4 car parking spaces for five flats- to the front of the building on what is already a hardstand area given over to informal car-parking. These do not meet current highway standards in terms of parking bay sizes- however in practice would be able to accommodate vehicle(s) on the frontage area (Balmoral). The present five bed dwelling presently has four informal parking spaces.

This accords with Policy 8 of the Core Strategy.

#### **7.5 Housing Mix and Tenure**

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- 7.5.1 The Core Strategy in Policy 30 seeks to deliver a range of tenures of which bedsits is one type of housing that should be supported in terms of delivery. While the loss of one dwelling for probable family use would be lost- in place alternative accommodation provision of bedsits would put the property to a beneficial use.

This accords with Policy 30 of the Core Strategy in terms of housing mix/ tenure.

### **8 Conclusion**

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- 8.1 The proposal to 5 bedsits would help to deliver a specific type of housing to meet local needs in a sustainable location. While the bedsits may appear to be a cramped form of housing nonetheless the required facilities are provided for each of the bedsits. The use as five bedsits may or may not generate more activity at this property however the parameters of use are such that usually one resident would occupy a bedsit which on occasions may be no different to the present house being occupied by six people to which the character of the area would remain essentially as is.
- 8.2 While objections have been received on a variety of concerns -it is considered that the proposal is acceptable and conforms with adopted planning policy especially providing a specialised housing typology.

## **9. Recommendation**

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### **9.1 That planning permission BE GRANTED subject to the following planning conditions: -**

- i. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

*Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

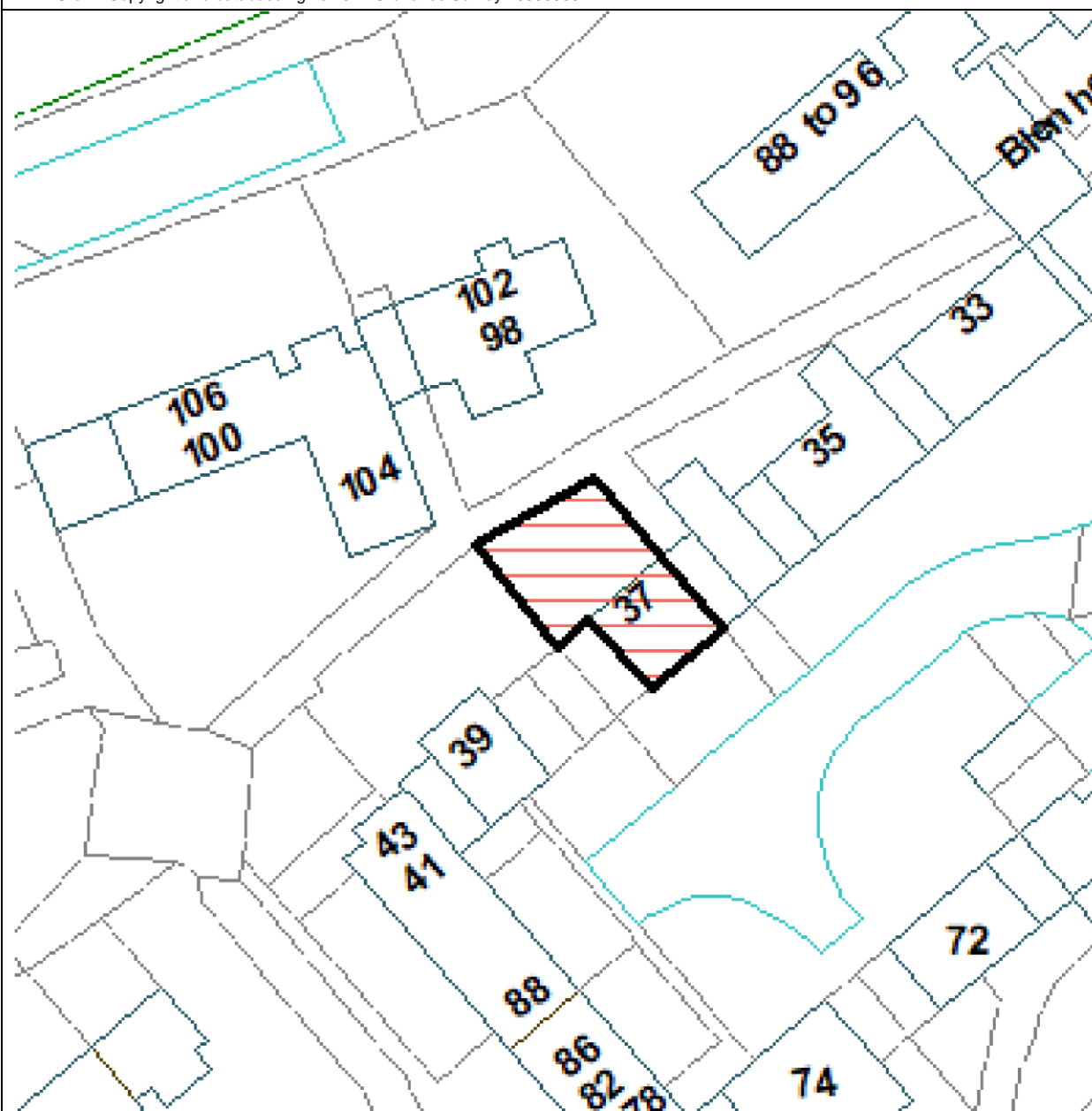
- ii. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

*Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policies 8 and 30 of the North Northamptonshire Joint Core Strategy (adopted 2016).*

## **10. Schedule of Plans**

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### **10.1 Drawing 1920 DC\_FUL SH2 Rev 0.**



**37 Blenheim Walk, Corby, Northamptonshire, NN18 9HB**  
**Planning Application Reference: NC/21/00238/DPA Planning**  
**Committee Date: 19<sup>th</sup> August 2021.**

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