

Minutes of a meeting of the Area Planning Committee Corby

held at 7.00 pm on Thursday 21st October, 2021

in the Members Room, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Kevin Watt (Chair)
Councillor Jean Addison
Councillor Ross Armour
Councillor Lyn Buckingham
Councillor William Colquhoun

Councillor Alison Dalziel
Councillor Zoe McGhee
Councillor Simon Rielly
Councillor Macaulay Nichol

20 Apologies for absence

Apologies for absence were received from Councillor David Sims.

21 Members' Declarations of Interest

Councillor Kevin Watt declared a personal and prejudicial interest in item NC/21/00216/DPA.

22 Minutes of the Meeting held on 19 August 2021

The minutes of the previous meeting were moved by Councillor Addison and seconded by Councillor Dalziel.

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 19 August 2021.

23 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 Planning Application report and supplemented verbally at the meeting.

The report included details of the application 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: -

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 First Floor rear extension and change of use from C3 dwelling house to sui generis use for up to 15 residents (amended description) 14 Stanion Lane, Corby.</p> <p>Application No: NC/21/00308/DPA</p> <p><u>Speakers:</u></p> <p>Mrs Blackburn addressed Committee as a third-party objector on behalf of residents, the this was a Conservation area and the property should retain its character. Stanion Lane was a quiet cul-de-sac and the HMO would bring extra traffic, noise and ASB. The Councils Mission statement said Healthier, Safer Communities, the residents deserved better.</p> <p>Mr Sadarangani the applicant addressed Committee, we self-manage and there had been no issues with the HMO we currently operate. Refusal was difficult to understand, by managing we can ensure better tenants.</p>	<p>Members received a report that sought planning permission for the conversion of an existing dwelling to provide an 8-bedroom house of multiple occupation, including a first-floor extension.</p> <p>The report also detailed a parking provision for 5 cars to the rear of the property with 3 parking spaces to the front. Provision was also proposed for 5 cycles with the LPA needing to satisfy themselves of the proposed layout.</p> <p>Members raised the suitability of an HMO in this area.</p> <p>Following debate, it was proposed by Councillor Addison and seconded by Councillor Dalziel that the application be refused, in line with the officers' recommendation.</p> <p>It was agreed that the application be REFUSED on the following grounds:</p>

1. The proposal is contrary to Paragraph 134 of the National Planning Policy Framework (2021) and Policy 8 of the North Northamptonshire Joint Core Strategy in that the proposed use as an 8-bedroom 15-person property would lead unacceptable intensification of use and overdevelopment of the building and application site resulting in a significant increase in comings and goings to the detriment of the amenity of existing residential neighbours and the existing character of the local area.

(Members voted to refuse the application, in line with the Planning Officers' recommendation)

(Voting: For 9; Against 0)

The application was therefore **REFUSED**

25 **NC/21/00302/DPA - 36 Pen Green Lane, Corby**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Garage conversion to habitable room with single storey rear extension at 36 Pen Green Lane, Corby for Mr Ubhi.</p> <p>Application No: NC/21/00302/DPA</p> <p><u>Speakers:</u></p> <p>Mr Pontin addressed Committee as a third-party objector on behalf of a neighbour. There was a shared wall but no agreement had been put in place, there was concern that someone living in converted garage may complain about noise when neighbour used garage, there were covenants regarding building over waste pipes at the back of the house.</p> <p>Mr Jamieson addressed Committee as a third-party objector raising concern over parking, there had already been changes made that lead neighbours to believe this would become an HMO.</p> <p>Mrs McLeod addressed the Committee as a third-party objector, the plans were inaccurate, looks like a family home but is not, bike storage was to be created and there were concerns over illegal parking.</p>	<p>Members received a report that sought planning permission for the conversion of a garage to a living space and single storey extension to the rear.</p> <p>The proposal was acceptable in principle and would be in keeping with the character of the host dwelling.</p> <p>Following debate, it was proposed by Councillor Addison and seconded by Councillor Colquhoun that the application be refused.</p> <p>It was agreed that the application be REFUSED contrary to the officer's recommendation on the following grounds:</p>

1. The proposal is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy in that it would:
 - Change the Character of the Streetscene
 - Parking issues and
 - Amenity to neighbouring property

(Members voted to refuse the application, contrary to the Planning Officers' recommendation)

(Voting: For 4; Against 5)

The application was therefore **REFUSED**

Councillor Watt left the meeting for the following item having declared an interest and Councillor Dalziel was nominated to Chair.

26 NC/21/00216/DPA - 5 Winchilsea Drive, Gretton

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Single Storey front and side extension, extension of existing balcony, conversion of garage to habitable room, external alterations, 5 Winchilsea Drive, Gretton.</p> <p>Application No: NC/21/00216/DPA</p> <p><u>Speakers:</u></p> <p>Mrs Bromage addressed the Committee as a third-party objector. Mr Bromage explained that now she had spoken to the applicant she would like to withdraw her objections.</p>	<p>Members received a report seeking extensions to the side and front, balcony extension, conversion of garage and external alterations.</p> <p>The application site fell inside the Gretton Conservation Area, the property was not listed and was not within a high-risk flood zone.</p> <p>Members discussed the application and Councillor Addison moved and Councillor Rielly seconded that the application be granted in line with the officer's recommendation.</p> <p>It was agreed that the application be GRANTED with the following conditions:</p>

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

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 Northampton Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To safeguard the character and appearance of the area in accordance with Policy 8 of the North Northampton Joint Core Strategy.

4. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users if the land and neighbouring land are minimised, together with those to 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 offsite receptors,

1. Informatives

1. This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification). Further guidance on Contaminated Land Investigations can be found in the [Northants Contaminated Land Group Developers Guide](#).

(Members voted to grant the application, in line with the Planning Officers' recommendation)

(Voting: For 9; Against 0)

The application was therefore **GRANTED**.

27 Delegated officers report

None.

At this point Councillor Watt returned to the meeting to Chair the Exempt Item.

28 Exempt Item

Exclusion of the Press and Public

RESOLVED that: -

The press and public be excluded from the meeting during consideration of the following reports on the grounds that they contain exempt information as defined in the Local Government Act 1972 (as amended).

29 Legal Planning Matter

The Committee received confidential legal information in relation to Appeal Reference U2805/W/20/3258705 Ashley Road and Appeal Reference U2805/W/21/3270912 Ashley Road.

Committee members considered the report, which included advice from external Counsel, together with representations from planning and legal services officers.

Following consideration of the report, the Committee agreed to move back into Public Session.

RESOLVED that:

The following reasons for refusal be submitted for the appeals –

1. The proposed development is contrary to Policies 3 and 5 of the North Northamptonshire Joint Core Strategy 2016 in that it is located within an area of special landscape value where due to the prominent siting of mobile homes, caravans and ancillary facilities, the development adversely impacts upon the rural character and appearance of a sensitive area of landscape recognised for its environmental and aesthetic qualities; and

2. In the opinion of the local Planning Authority the proposal does not provide a satisfactory means of access for residential use in that the required vehicle to vehicle visibility splays cannot be provided or maintained in perpetuity. This would not be in the best interests of highway safety in the area hindering the safe and free flow of other vehicles using the highway. The development is therefore considered to be contrary to the provisions of Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

30 Close of meeting

The meeting closed at 8:35 pm.

Chair

Date