

Public Document Pack




Meeting: Area Planning Committee Corby
Date: Thursday 24th March, 2022
Time: 7.00 pm
Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the Area Planning Committee Corby

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

Agenda			
Item	Subject	Officer Presenting Report	Page No
01	Apologies for non-attendance		-
02	Members' Declarations of Interests		-
03	Minutes of the meeting held on 20 th January 2022		5 - 10
Items requiring a decision			
04	<p>Applications for planning permission, listed building consent and appeal information*</p> <p>I) NC/22/00011/DPA: two-storey rear extension just some 4.5 metres deep and 8.45 m wide (not the full width of the north facing rear elevation).</p> <p>II) NC/21/00425/REG3: Installation of purpose built 3m upstand bracket to hold Wi-Fi equipment</p>	<p>Planning Officer</p> <p>Planning Officer</p>	<p>11 - 16</p> <p>17 - 22</p>
Items to note			
04	<p>Delegated officers report</p> <hr/> <p>None</p>		

Exempt Items			
05	None Notified		
06	Close of Meeting		
	<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 16th March 2022</p>		

*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

✉ pauline.brennan@northnorthants.gov.uk

Meetings at the Council Offices

Due to the Covid-19 pandemic seating in the Council Chamber will be limited. If you are intending to attend the meeting as a spectator, please contact the committee administrator

Where there is a need for the Council to discuss exempt or confidential business, the press and public will be excluded from those parts of the meeting only and will have to vacate the room for the duration of that business.

Public Participation

The Council has approved procedures for you to request to address meetings of the Council.

ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon 23 March 2022
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon 23 March 2022

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

If you wish to register to speak, please contact the committee administrator

Members' Declarations of Interest

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.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

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

Press & Media Enquiries

Any press or media enquiries should be directed through the Council's Communications Team to NNU-Comms-Team@northnorthants.gov.uk

Public Enquiries

Public enquiries regarding the Authority's meetings can be made to democraticservices@northnorthants.gov.uk

This page is intentionally left blank

Minutes of a meeting of the Area Planning Committee Corby

At 7.00 pm on Thursday 20th January, 2022 in the
The 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

Officers

Edward Oteng, Planning Officer

31 Apologies for non-attendance

It was noted that apologies for absence had been received from Councillor David Sims. Councillor Macaulay Nichol attended as his Substitute.

32 Members' Declarations of Interest

The Chair invited those who wished to do so to declare interests in respect of items on the agenda.

There were no declarations received.

33 Minutes of the meeting held on 21 October 2021

RESOLVED:-

That the minutes of the Planning Committee held on 21 October 2021, be confirmed as a correct record and signed.

34 Planning Application NC/21/00439/DPA 15 Helmsley Way, Corby

The Committee considered an application for a proposed conversion of an existing 3 bed dwellinghouse to create 2 x dwelling flats (1 x 1 bed and 1 x 2 bed). Including new front porch and rear single and two storey extensions at 15 Helmsley Way, Corby.

The Development Management Manager 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.

The Committee considered the planning application report.

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

A request to address the meeting had been received from the applicant, Mrs L Ciobanu and the Committee was given the opportunity to ask questions of clarification.

The applicant, Mrs L Ciobanu, addressed the committee and reported that the property was in a poor state and considered there to be a high demand for smaller accommodation of this type. She commented that she understood the concerns of neighbours. The applicant reported that she wanted to ensure parking was available in the vicinity and confirmed there was parking in that area. She added that the bins for each flat would be properly stored, the front and back gardens would be maintained by a property maintenance company and she would be seeking professional couples for the accommodation.

Members noted there was no dedicated off-street parking and queried the 8 – 10 car parking spaces within the vicinity. The Development Management Manager confirmed that a Parking Beat Survey had been carried out and the 8 – 10 car parking spaces had been identified.

Another member sought reassurance that this was not a house of multiple occupation (HMO). It was clarified by the applicant that it was not a HMO and would be two distinct properties.

The Chair then invited the Committee to determine the application.

During the debate members made several comments. These included concerns in relation to the car parking and the time in which the Parking Beat Survey had been carried out; felt the vicinity was already congested and had concerns for bus drivers; and considered the house was built for a family.

A member had concerns that it could be overdevelopment and a discussion took place regarding removing permitted development rights on the property. The Legal Adviser confirmed that you can remove permitted development rights for a house, but not flats, therefore the removal of permitted development rights did not apply.

Other members supported the planning application and commented there would be a maximum of 4 people living in the accommodation and the flats were welcomed rather than a HMO dwelling.

It was proposed by Councillor Alison Dalziel and seconded by Councillor Ross Armour that planning permission be granted.

On being put to the vote, the motion for approval was carried by 6 votes with 3 abstentions.

RESOLVED:-

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 4 in the report.

35 Planning Application NC/21/00452/DPA 37 Blenheim Walk, Corby

The Committee considered an application for a conversion of a dwellinghouse to 3 x 1 bedroom flats, single storey rear extension and replacement first floor side extension; associated cycle storage and car parking at 37 Blenheim Way, Corby.

The Development Management Manager 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.

The Committee considered the planning application report.

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

A request to address the meeting had been received from the applicant, Mrs L Ciobanu and the Committee was given the opportunity to ask questions of clarification.

The applicant, Mrs L Ciobanu, addressed the committee and reported that the property was in a bad condition and the conversion would bring 3 flats with a car parking space for each flat, secure bin storage and the garden divided into two sections.

The Chair then invited the Committee to determine the application.

Members sought clarification of the applicant's property from the photographs contained in the presentation which had included some of the neighbouring properties. Members made several comments including the proposal would bring three flats to the area which would be an alternative to a house of multiple occupation (HMO); and considered the property to be an eyesore and would bring it back into use.

It was proposed by Councillor Macaulay Nichol and seconded by Councillor Alison Dalziel that planning permission be granted.

On being put to the vote, the motion for approval was carried by 6 votes with 3 abstentions.

RESOLVED:-

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 3 in the report.

36 Planning Application 20/00365/OUT Land at Bangrave Road, Corby

The Committee considered an application for an outline planning application for the erection of employment units (Classes B2, B8 & E) with associated car parking. Servicing and landscaped areas. All matters reserved except access on land at Bangrave Road, Corby.

The Senior Planning 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.

The Committee considered the planning application report and noted the agenda supplement report which referred to further revised comments provided by the Local Highways Authority (LHA), the replacement of paragraph 7.5.5 in the original committee report and the replacement of condition 2 and an additional condition 17. The Senior Planning Officer also confirmed that the revised development proposal removed the drive-thru restaurant.

It was recommended that planning permission be granted subject to the conditions set out in the report and the replacement condition 2 and additional condition 17 in the agenda supplement report. The Development Management Manager also advised that an informative be added for the Developer to enter into a Wayleave Agreement.

A request to address the meeting had been received from the agent, Mr M Sobic, on behalf of Savills (UK) Limited. The Committee was given the opportunity to ask questions of clarification.

The agent, Mr M Sobic, on behalf of Savills (UK) Limited, addressed the Committee and advised that the development was aimed at small to medium size employers giving opportunities for new businesses to start in Corby and ones already established in the area and the development would support economic growth in Corby.

A member was concerned that a large warehouse could end up being built on the site. It was confirmed that the site could not accommodate a large warehouse and the business model for this planning application was aimed at small to medium size employers.

The Chair then invited the Committee to determine the application.

A member commented that a flood assessment had been carried out and dealt with via a condition. The objection by Weldon Parish Council was noted in relation to a fast-food outlet but the drive-thru restaurant had now been removed from the revised proposal.

It was proposed by Councillor Jean Addison and seconded by Councillor William Colquhoun that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED:-

That planning permission be granted subject to the conditions (and reasons) numbered 1, 3 to 16 in the report and subject to the revised conditions (and reasons) numbered 2 and 17, as set out below:

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:

- Location Plan, Dwg. No.- LP

- Indicative Proposed Site Plan, Dwg. No.-16-1105/103, Rev- C
- Proposed Site Access, Dwg. No.- 16-1105/107 Rev-B
- Transport Assessment, August 2020
- Transport Assessment Addendum, ref: T003, July 2021
- Highways Technical Note, dated January 2021
- Highways Technical Note, dated February 2021
- Stage 1 Road Safety Audit, dated November 2021 (& Designer's Response)
- ARBORICULTURAL IMPACT ASSESSMENT SURVEY & REPORT, ref: BG18.360 dated February 2019
- Correspondence ref 20-1175.01 dated 10th November 2020 prepared by Delta-Simons
- Email received from Joshua Rigby Joshua.Rigby@deltasimons.com dated 25/11/2020
- Planning and Economic Statement, September 2020
- Design and Access Statement, dated 03 August 2020

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 2016.

17. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

37 Planning Appeal Decision Letters

RESOLVED:-

That the Planning Appeal Decision Letters be noted.

38 Close of meeting

Chair

Date

The meeting closed at 8.40 pm

This page is intentionally left blank

Agenda Item 4.1



NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE (CORBY AREA)

Thursday 24th March 2022.

Application Number:	NC/22/00011/DPA
Case Officer:	Fernando Barber-Martinez
Location:	52 Cottingham Road, Corby, NN17 1SZ
Development:	Erect rear two storey extension
Applicant:	Mr Richard Sharman
Agent:	None
Ward:	Lloyds Ward
Overall Expiry Date:	Thursday 31 st March 2022 (Agreed Extension of Time).

List of Appendices

None.

Scheme of Delegation:

This application is brought to Committee because three or more objections have been received to this planning application.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal is for a two-storey rear extension just some 4.5 metres deep and 8.45 m wide (not the full width of the north facing rear elevation). A 'Juliet' window along with other openings are detailed on the rear elevation with a smaller side window on the side elevation facing No. 50 Cottingham Road to the east. Matching materials are detailed namely brick to ground floor, render to first floor and a tiled roof to the same ridge height as existing. The existing single storey side extension facing again No.50 is shown to be removed and not replaced.

3. Site Description

3.1.1 The site comprises a detached dwelling on the northern side of Cottingham Road -with the entrance to Corby Technical College on the opposite side of the road. The dwelling itself is finished in brick to ground floor and render to first floor with a tiled roof and this sits deep into the site beyond a large driveway – where there is presently an unauthorised mobile home sited to the frontage. To the left when viewed from the road lies a larger detached dwelling (No54) while to the right lies No50 which is a semi-detached dwelling on a similar orientation to Cottingham Road. The site sits slightly on lower ground than to the road, and to the rear of the site are found long rear garden areas.

4. Relevant Planning History

4.1.1 Planning application 15/00318/DPA: Revert to C3 dwellinghouse from mixed use of dwelling-house with complimentary therapy (physio massage) on the ground floor. Approved 9 October 2015.

4.1.2 Change of use from C3 dwellinghouse to mixed use of dwellinghouse with complimentary therapy (physio massage) within the treatment room on the ground floor. Approved 6 May 2015.

4.1.3 Change of use from C3 dwellinghouse to mixed use of dwellinghouse with complimentary therapy (physio massage) on the ground floor. Refused 22 January 2015.

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer:

Highway Engineer: No objection. In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

1. The proposal takes the existing 3 bed dwelling to a 4+bed dwelling which has different parking requirements as per Northamptonshire Parking Standards (2016). The proposals would require the dwelling to have at least 3 car parking spaces and 4 covered, secure cycle parking spaces.
2. There is thought to be sufficient space on the drive to accommodate three cars and ensure they can turn to exit in a forward gear, as is required for accesses on classified roads.
3. The LPA are requested to take a view as regards provision for electric vehicle charging.

The application site is not affected by a Public Right of Way.

5.1.2 Environmental Health Officer:

No objection and no comment.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Thursday 3rd February 2022. A Site Notice was posted on Thursday 3rd February 2022.

5.2.2 Neighbours were consulted on 31st January 2022, and to date 4 letters of representation have been received (with 4 duplicate comments) raising the following points: -

- The house is use as a House in Multiple Occupation (HMO) and its use as a family home would be preferable. Concern there would be more than 6 tenants.
- The size of the extension is questionable and is currently an unlicensed HMO for personal profit and gain.
- Concern that an even larger HMO would be created.
- There is a caravan on the front drive being lived in.
- Against planning policy (policies not specified).
- Increase in traffic.
- Overdevelopment of the site.
- Social Housing.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=makeComment&keyVal=R5QOS9FFMQM00>

5.2 3 Corby Town Council

Notified.

6. Relevant Planning Policies and Material Considerations

6.1.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

6.1.2 National Planning Policy Framework (NPPF) (2021)

Chapter 12 Well Designed Places (in that poor design should be rejected).

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Policies 1 (sustainability) and Policy 8 (place shaping principles).

6.1.4 Part 2 Corby Local Plan (adopted 2021)

No relevant planning policies or planning constraints.

6.1.5 Neighbourhood Development Plan

There is no emerging neighbourhood development plan of any material weight in decision making.

7. Evaluation

The Key Determining Issues are:

Key Determining Issues:

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

7.1 Principle of Development

7.1.1 Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour.

7.2. Impact on the Character of the Area

7.2.1 The existing dwelling is set back from the roadside giving a spacious appearance to the street-scene. The proposed two storey extension however is at the rear of the dwelling with no appreciable public vantage points of it. The design, massing (bulk) and detailing (materials) are acceptable- being compatible with the host dwelling and the wider pattern of built development in the area.

7.3 Neighbouring Amenity

7.3.1 The group of dwellings on this side of Cottingham Road have separation gaps of some substance between them. The proposal would be no closer to the adjoining dwellings than is presently the case. The extension onto a north facing elevation means that there is no appreciable loss of sunlight or daylight to neighbouring dwellings. While there is a small side elevation window at first floor this is unlikely to give rise to an adverse loss of privacy to the occupants of No.50 Cottingham Road.

7.4 Highway Safety

7.4.1 Cottingham Road is a busy classified road in Corby near to the railway station and town centre. The frontage can accommodate vehicle entering and leaving the site in a forward gear, and there is ample space for the parking of 3 vehicles (as required by parking standards for a 4-bed dwelling. While the Highway Engineer has requested 4 cycle parking stands and an electric vehicle charging point – it is considered that this request (for these matters) would be more applicable to a brand-new dwelling- rather than the enhancement of an existing dwelling from 3 to 4 bedroom with additional living space at ground floor.

7.5 Other Matters

7.5.1 Concerns have been expressed locally in respect of the present use of the building as a House in Multiple Occupation (HMO) and that this is unlicensed. Planning law allows for up to 6 residents to reside in a dwelling under a Class C4 use (gist of) and for a reversion to a C3 (dwellinghouse use) without the need for planning permission from this Council. The issue of the need for HMO licensing is outside the legal scope of the proper planning consideration of the application.

7.5.2 Concerns have also been expressed in respect of the recent stationing of a mobile caravan on the front drive of the property. That matter is for separate investigation and enforcement resolution.

8. Conclusion

8.0.1 The proposal will lead to enhanced living accommodation without any adverse impact on the residential amenity of adjoining neighbours, or highway safety. There are also no resultant adverse impact on the design or character of the local area. The application proposal accords with the relevant development plan policies, and the revised National Planning Policy Framework (2021).

9. Recommendation

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

10. Conditions

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.



North Northamptonshire Area Planning Committee (Corby) 24th March 2022

Application Reference	NC/21/00425/REG3
Case Officer	Babatunde Aregbesola
Location	McColl's 63 - 65 Greenhill Rise Corby Northamptonshire NN18 0LR
Development	Installation of purpose built 3m upstand bracket to hold Wi-Fi equipment
Applicant	North Northants Council – Corby Area
Agent	
Ward	Kingswood Ward
Overall Expiry Date	07.01.2022
Agreed Extension of Time	31.03.2022

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because the application is a council owned development. Therefore, the application is brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks planning permission for the installation of purpose built 3m upstand bracket to hold Wi-Fi equipment.

The proposed pole would be 3m in length and it will protrude above the ridge by approx. 1.5 metres. The Wi-fi equipment would have a dimension measuring 216 mm x 184 mm x 80 mm.

2.2

3. Site Description

3.1 The proposed development would be installed on the side elevation of a flatted development building at No.63-65 Greenhill Rise with a convenience store on the ground floor known as McColl's. The site is located on the east side of Greenhill Rise within Corby development boundary. The site is setback from the adjacent highway with car parking area located to the front of the building. The surrounding area includes residential and commercial (small size business) buildings.

3.2 The application site is located outside the conservation area and there are no listed buildings in the immediate surroundings.

4. Relevant Planning History

97/00135/CO: 63/65 Greenhill Corby Rise - Formation of new entrances to form one shop unit. Application Permitted.

Statutory Consultation Responses

A full copy of all comments received can be found on the Council's website: [NC/21/00425/REG3 | Installation of purpose built 3m upstand bracket to hold Wifi equipment | McColl's 63 - 65 Greenhill Rise Corby Northamptonshire NN18 0LR](#)

4.1 Local Highway Authority (LHA)
No objection but recommended informative.

CBC Environmental Health
No objection and no comments to make.

Crime Prevention Officer
No objection

Advertisement/Representation:

1. Site Notice – Posted on 24.01.2022 and expired on 14.02.2022
2. Neighbour Letters – Posted 21.07.2021 and expired on 13.08.2021
3. Press Advert - 18.11.2021

Representation: None was received

5. Relevant Planning Policies and Considerations

5.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 National Policy

National Planning Policy Framework (NPPF) (2019)

12- Achieving well-designed places

5.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 8 North Northamptonshire Place Shaping Principles

5.4 Officers Assessment:

Key Determining Issues:

- Principle of Development
- Design and Appearance
- Neighbouring Amenity

Principle of Development

The NPPF (2021) in paragraph 92 advocates the need for achieving healthy, inclusive and safe places by providing wider security and defence measures by appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

Policy 8 of the adopted North Northamptonshire Joint Core Strategy (JCS, adopted 2016) aims to ensure quality of life and safer and healthier communities by designing out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design'. The proposed upstand bracket to hold Wi-Fi equipment to support surveillance equipment within the area and will enhance safety of the locality.

Design and Appearance

Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, and the landscape setting.

Paragraph 127 of the NPPF demonstrates how well-designed places can be achieved through creating places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

With regard to this application, the proposed upstand bracket to hold Wi-Fi equipment with a maximum height of 3m is acceptable. The height of the upstand would be out of reach of pedestrians and would provide clear views of Greenhill Rise Road and retail area. The upstand bracket would only protrude beyond the ridge height of the

building by approximately 1.75m holding the wi-fi equipment to the side. The Wi-fi equipment would have a dimension measuring 216 mm x 184 mm x 80 mm.

Consequently, the proposed siting of the upstand bracket to hold Wi-Fi equipment would assist the nearby cameras to provide full visibility to secure the surrounding environment.

The proposed purpose of the upstand bracket to hold Wi-Fi equipment:

- To assist surveillance of the surrounding area, buildings, and activity, particularly in relation to the night-time economy
- to help deter crime, detect and prevent crime
- to enhance community safety
- to assist the Local Authority in its enforcement and regulatory functions, for maintenance of Public Order.

Considering the nature of the surveillance equipment and characteristics of the surrounding area, the proposal is considered to be acceptable and accord with the above Policies.

Neighbouring Amenity

Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.

Taking into account the sitting and heights of the proposed equipment, it is evident that it will not affect the standards of residential neighbouring amenity (loss of privacy, loss of light, loss of outlook). Therefore, the proposed development is considered to be acceptable.

Having been consulted, the Environmental Health Officer and Crime Prevention Officer raised no objections.

Conclusion

It is considered that the proposal for the installation upstand bracket to hold Wi-Fi equipment is acceptable. The development would not adversely affect the amenity of adjoining neighbours and would not be detrimental to the character of the local area. The proposal is therefore considered acceptable, and the recommendation is for approval subject to conditions.

Recommendation:

It is the Officer recommendation that Committee be minded to approve the application subject to the following conditions.

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 hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the Application Form/drawings, received by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No part of the structure hereby permitted, shall encroach upon the adjacent highway and / or Public Right of Way.

Reason: In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

This page is intentionally left blank