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**North
Northamptonshire
Council**

Meeting: North Northamptonshire Area Planning Committee (Corby)
Date: 19 May 2022
Time: 07:00 pm
Venue: The Cube, George Street, Corby

To members of the North Northamptonshire Area Planning Committee (Corby)

Councillors Watt (Chair), Sims (Vice Chair), Addison, Armour, Buckingham, Colquhoun, Dalziel, McGhee, Riley

Substitute Councillors Buckingham, McEwan, Nichol

Item	Subject	Officer Presenting Report	Page No
01	Apologies for non-attendance	Pauline Brennan	-
02	Minutes of previous meeting held on 28 April 2022		5 - 18
03	Members' Declarations of Interests		-
Items requiring a decision			
04	Applications for planning permission, listed building consent and appeal information. i) NC/22/00049//DPA Change of use of a property (Class C3) to a Sui Generis HMO for up to 7 people including provision of bin storage and bicycle parking area (retrospective).	Planning Officer	19 - 26
05	Close of Meeting		
	Adele Wylie, Monitoring Officer North Northamptonshire Council  Proper Officer 9 May 2022		

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 be unable to view proceedings.

Public Participation

The Council has approved procedures for the public 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 (18 May 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 (18 May 2022)

If you are a registered objector to an application to be considered at the meeting, an applicant or applicant's agent you are entitled to apply to address the Committee. Please contact (01536) 464010 or pauline.brennan@northnorthants.gov.uk for more information

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 – Adele.Wylie@northnorthants.gov.uk

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Minutes of a meeting of the Area Planning Committee Corby

At 7.00 pm on Thursday 28 April 2022

Held at: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present: -

Members

Councillor Kevin Watt (Chair)

Councillor David Sims (Vice Chair)

Councillor Jean Addison

Councillor Ross Armour

Councillor Lyn Buckingham

Councillor William Colquhoun

Councillor Alison Dalziel

Councillor Simon Rielly

46 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Zoe McGhee.

47 MEMBERS' DECLARATIONS OF INTEREST

No Declarations were made.

48 MINUTES OF THE MEETING HELD ON 24 March 2022

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

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 24 March 2022.

49 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: -

43 **20/00538/DPA**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Erection of 26 dwellings including associated infrastructure and landscaping.</p> <p>Application No: 20/00538/DPA</p> <p><u>Speakers:</u></p> <p>Mrs Fennel addressed Committee expressing concerns regarding the impact on Church Street that the extra traffic would cause, there could be another 59 cars at this site.</p> <p>Safety was also a concern as there was no footpath along Church Street, there was no safe walking route to school.</p> <p>Parish Council representative Cllr Shepard addressed Committee, this site was in a conservation area, Church Street was used as a rat run. The school is already full. The area regularly flooded and additional buildings would make this worse. There should be more Executive type properties built, less houses with more space.</p> <p>Mr Stephenson was the agent for the application and explained that the applicant sought to vary the current approval.</p>	<p>Members received a report that sought planning permission for erection of 26 dwellings, infrastructure, and landscaping at Glebe Farm, 10a Church Street, Weldon.</p> <p>Members had listened to the objectors and agent, the agent was asked about the safety of people using Church Street to walk down as there was no footpath, the agent explained that the applicant would be providing a footpath which would join with the footpath at the church.</p> <p>It was noted that not all properties on Church Street were listed and it was good to have a mix of demographics.</p> <p>Members were pleased to see that some of the properties would be affordable social housing.</p> <p>Following debate, it was proposed by Councillor Sims and seconded by Councillor Armour that the application be approved, in line with the officers' recommendation.</p> <p>It was agreed that the application be APPROVED with the following conditions:</p>

<p>There would be 2 more affordable homes, a substantial amount of money for education, positive changes supported by Statutory Consultees providing above normal S106 contributions.</p> <p>Feedback from Council was that affordable homes were needed; this would create a balanced community. The applicant was also providing a pelican crossing on Church Street and footpath to link the two currently existing.</p>	
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It was therefore resolved that the application be Approved subject to completion of a s106 Agreement, and the conditions as set out below.

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 92 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:

- Location Plan, Dwg. No.- RDC1150/001
- Planning Layout, Dwg. No.- RDC1150/101C

- Type 3A - Plans and Elevations, Dwg. No.- RDC1150-120
- Type 5 - Plans and Elevations, Dwg. No.- RDC1150-121A
- Type 6. Plans and Elevations, Dwg. No.- RDC1150-122
- Type 12. Elevations, Dwg. No- RDC1150-125
- Type 12. Plans, Dwg. No- RDC1150-126
- Type 17. Elevations, Dwg. No.- RDC1150-127
- Type 17. Plans, Dwg. No.- RDC1150-128
- Type 15 &16. Plans, Dwg. No.- RDC1150-129
- Type 15 &16. Elevations, Dwg. No.-RDC1150-130
- Type 13. Plans and Elevations, Dwg. No.- RDC1150-131
- Type 14. Plans, Dwg. No.- RDC1150-132
- Type 14. Elevations, Dwg. No.-RDC1150-133
- Bu. Plans and Elevations, RDC1150-135B
- Mais. Plans and Elevations, Dwg. No.- RDC1150-136A
- S.Mais. Plans and Elevations, Dwg. No.-RDC1150-137A
- Type 2B4P. Plans and Elevations, Dwg. No.- RDC1150-138
- Proposed Garages, Dwg. No.- RDC1150-140B
- Proposed Garages (Plots 24-26), Dwg. No.- RDC1150-141B
- Proposed Streetscenes, Dwg. No.- RDC1150-301
- Design and Access Statement, December 2020
- Sustainable Design SPD
- Bat Survey, October 2020
- Transport Statement, Updated Nov 2020
- Preliminary Ecological Appraisal, February 2021
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020
- Ground Gas Monitoring Report, August 2018
- Historic Environment Desk Based Assessment, April 2016
- Phase 2 Ground Investigation Report, July 2018
- Drainage Strategy, ref 63124, Rev A, October 2020
- Micro Drainage File 63124, dated 11th March 2021
- Archaeological Evaluation Report, October 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.

Conservation

3. Prior to the commencement of development physical samples available of site of the external walling and roofing materials shall be provided to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of development detailed drawings of the proposed windows and doors at a scale of 1:10, sections and elevations, including colours and glazing details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Environmental Impact

5. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A and B have been complied with.

5 A. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The 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.

5 B. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.

Informative: 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).'

6. Unexpected contamination

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 of the development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.

Informative: 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).'

7. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following including but not limited to:

- the parking and turning of vehicles of site operatives and visitors.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles.
- wheel washing facilities.
- measures to control the emission of dust and dirt during construction.
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policy 13 of the Core Spatial Strategy.

Informative: Contractors and sub-contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

8. Air Quality

I acknowledge that this site already has consent for residential however, having read the Sustainability Statement, I note there is an opportunity here to implement measures to minimise or offset road transport emissions.

The applicant could review 'Air Quality and Emissions Mitigation Guidance for Developers' document and follow the 'screening checklist' and 'air quality and emission mitigation assessment checklist' or they could just consider installing type 1 mitigations measures:

- a. The adoption of an agreed protocol to control emissions from construction sites (can be included in the construction method statement)
- b. Provision of Electric Vehicle Recharging
- c. All gas-fired boilers to meet a minimum standard of 40mg NOx/kWh or consideration of alternative heat sources

Further information on each of these measures can be found in the above referenced document.

Reason: In the interest of residential amenity and to protect public health.

Highways

9. Prior to commencement of construction on site full engineering construction and drainage details needs to be submitted to Local Planning Authority and have technical approval.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard and are available for use by construction traffic and other users of the development, in the interest of highway safety.

10. The crossing of the culvert will require a structural Approval In Principle from NCC engineers (BridgesDesign@kierwsp.co.uk). This will be required as a part of the S38 agreement.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard and are available for use by construction traffic and other users of the development, in the interest of highway safety.

11. Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to, and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

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

12. Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

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.

13. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

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.

14. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

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.

15. Prior to first use or occupation of the development hereby permitted tactile pedestrian crossing pavers shall be provided on each side of Church Street as shown on drawing number RDC1150_101C. The tactile pavers shall thereafter be permanently retained.

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.

16. Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Boundary Treatment

17. A scheme showing the proposed boundary treatment of the plots and POS shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the type and height of fences, hedges, walls, or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity, a reasonable degree of privacy for occupiers of the proposed dwellings, improve security and to safeguard the privacy and amenities of the occupiers of existing neighbouring dwellings. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Ecology

18. No development shall commence on site until a bat survey has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified in the approved survey shall be fully implemented in accordance with the recommendations of that survey and shall be retained as such in perpetuity.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

19. No development shall commence on site until a badger's survey has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

20. No development shall take place (including any demolition, ground works, site clearance) until a method statement for badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works.
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used).
- c) extent and location of proposed works shown on appropriate scale maps and plans.

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.
- e) persons responsible for implementing the works.
- f) initial aftercare and long-term maintenance (where relevant).
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 6 months from the date of the planning consent, further ecological surveys shall be commissioned to i) establish if there have been any changes in the presence and/or abundance of badgers and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

Tree Protection

21. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees specified within the *Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020*. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted, or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions,

and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Landscape Scheme

22. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years, and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of comparable size and species to those originally required to be planted unless the council gives written consent 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.

Drainage

23. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Report on the Drainage Strategy for Proposed Development at Glebe Farm Church Street Weldon Northamptonshire ref 63124 rev A dated 30th October 2020 prepared by PRP Environmental updated with Micro Drainage File 63124 dated 11th March 2021, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include.

- i) Details (i.e., designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets, and attenuation structures
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) Full details of permeable paving.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

24. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

25. Before occupation a Verification Report for the installed surface water drainage system for the site based on the approved details shall be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV Confirmation that the system is free from defects, damage, and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Foul Water

26. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to, and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding

Fire Hydrant

27. 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.

Sustainability

28. Notwithstanding the submitted Sustainability Checklist, the construction of the dwellings hereby permitted shall not commence until details of what measures are to be incorporated into their design to ensure high standards of resource and energy efficiency and a reduction in carbon emissions has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be incorporated within the construction of the dwellings hereby approved.

Reason: To ensure the scheme delivers sustainable buildings in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

PD Rights

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of Plots 1, 15, 16 and 18 as hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwellings hereby approved shall not be enlarged or extended without the prior written permission, on application, to the Local Planning Authority.

Reason: To safeguard the character and appearance of the Weldon Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall

be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.

Reason: To retain garage/car space for parking purposes in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

(Voting: For 7; Against 1)

The application was therefore **Agreed**

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CLOSE OF MEETING

The meeting closed at 8:05 pm.

Chair

Date



**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE
(CORBY AREA)
Thursday 19th May 2022**

Application Number:	NC/22/00049//DPA
Case Officer:	Fernando Barber-Martinez
Location:	1 Trent Road, Corby, NN17 2HD.
Development:	Change of use of a property (Class C3) to a Sui Generis HMO for up to 7 people including provision of bin storage and bicycle parking area (retrospective).
Applicant:	Mr Alcin Tuncel
Agent:	Mr Moses Ekole- MEK Town Planning and Design Consultants Ltd.
Ward:	Corby West Ward
Overall Expiry Date:	Wednesday 1st June 2022 (agreed extension of time).

List of Appendices

None.

Scheme of Delegation:

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal is for the retention of a 7 person House in Multiple Occupation (sui-generis use) involving 5 bedrooms namely: -

Ground Floor: Bedroom 1- 1 person 9.7 sq. m with ensuite shower and toilet, Kitchen area (17sq m) with 4 place table, range cooker, two microwaves and 2 fridges.

First Floor Bedrooms 2 (15.1 sq. m 2-person double bed) and Bedroom 3 (1-person single bed).

Second Floor Bedroom 4(15.1 sq. m) 2-person double bed. Bedroom 5 (11.7 sq. m 1-person single bed).

2.1.2 The planning application has been supported by an agent's Planning Statement. The use (above stated) commenced on 31st December 2021.

2.1.3 Drawings detail a proposed 3-bin storage area in the present rear communal garden area (77 square metres), along with a 7-bicycle parking area on the rear boundary of the site which has a separate pedestrian entrance from the footpath at the rear of the flats.

3. Site Description

3.1.1 The site is located on Trent Road on the northern side of Corby town, accessed from the northern end of Willow Brook Road via Shire Road. This comprises a three-storey flat (townhouse) in a terrace of similar either side of Trent Road finished in brick and fascia cladding with a flat roof, and this has a single car-parking to frontage with garden to rear (also backing onto Shire Road in between lying a public footpath which runs to the rear of the block of flats (townhouses). Shire Road has a bend in the road near to the application site which is on a corner plot of land, and Shire Road has a small parking layby on the southern carriageway when heading in a westerly direction, and that road has mainly semi-detached dwellings from circa 1960's /1970's. There is a large hardstanding area at the far-end of Trent Road which is a communal car-parking area (unmarked car-parking spaces on a concrete hardstanding area).

4. Relevant Planning History

4.1.1 No recent planning history.

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: -

Observations: 1. A 5-bedroom HMO requires at least 5 car parking spaces and 5 cycle parking spaces, as per Northamptonshire Parking Standards. 2. It is noted one car parking space is available to the front of the property. The LPA will need to satisfy itself that the remaining requirement of 4 spaces is achievable within the communal parking areas. 3. A provision of 7 secure, covered and overlooked cycle parking spaces is welcomed. The application site is not affected by a Public Right of Way Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way

RECONSULTATION RESPONSE IN LIGHT OF PARKING BEAT SURVEY

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: - Observations: 1. The Parking Beat Survey (Survey Report, NDC, March 2022) is noted. There are indeed several runs of roads where parking is not permitted and where stress levels are high however, on the whole, the survey suggests there would be sufficient capacity for the required number of car parking spaces across the range of streets within the survey area. 2. A provision of 7 secure, covered and overlooked cycle parking spaces is welcomed. The application site is not affected by a Public Right of Way Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

5.1.2 Environmental Health

No comment or objection – the property benefits from an HMO licence.

5.1.3 HMO Officer

Notified.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Thursday 17th February 2022 and again on Wednesday 9th March 2022. A Site Notice was posted on Thursday 17th February 2022. Limited re-consultations were undertaken with the Highway Engineer and Corby Town Council on 7th April 2022 in respect of the later submitted Parking Beat Survey.

5.2.3 Neighbours were consulted on Monday 14th February 2022 and to date no letters of representation have been received.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=makeComment&keyVal=R70ZH2FFN3500>

5.2 3 Corby Town Council

Objection. At a meeting of Corby Town Council held on 7th March 2022, it was resolved to object to this application on the following basis:

- There is insufficient parking provision in the application, and this will create further pressures on the surrounding streets in relation to traffic congestion and the impact on children crossing the road during peak times.
- The property use is not in keeping with the established residential area which are of single residential use.
- The refuse provision is not sufficient.

5.2.4 Northamptonshire Police

No formal objection to the planning application in principle.

However, within the remit of Crime Prevention and Designing Out Crime and on behalf of Northamptonshire Police I make the following comments which due to lack of information are based on standard recommendations for such a development which if implemented will reduce the likelihood of crime occurring. In addition to building regulation and fire safety requirements the following should be serious considered - The doorsets used to access bedrooms from communal areas should be dual certified for both fire and security. A minimum requirement is that a bedroom door set must meet building/fire safety regulations with the locking arrangement being multi-point and a certified BS lock fitted with internal thumb turn. Note: Only doorsets supplied as a complete product from a single source deliver the performance standard for fire safety, security, thermal transmittance, and other criteria. The final exit doors must also be fitted with an internal thumb turn release and any glazing within the door and any side lights adjacent to doors (within 400mm), must include one pane of laminated safety glass meeting the requirements of BS EN 356:2000 class P1A (minimum). This will help prevent manipulating any locks/handles after breakage. Any easily accessible emergency egress windows with non-lockable hardware must include one pane of laminated safety glass meeting the requirements of BS EN 356:2000 class P1A (minimum). This will help prevent manipulating any locks/handles after breakage. The external communal gate leading to the rear of the plot/cycle storage area should be lockable and capable of being operable by a key from both sides. The existing shed to store 7 cycles should meet the following specification: No window – Door hinges need to be bolted through the shed fabric – Two Hasp and Staples that meet Sold Secure ‘Silver’ approval should be used, they should be positioned 200-300mm from the top and bottom of the door, and should be fitted with coach bolts – Padlocks used should meet Sold Secure ‘Silver’ accreditation. – security anchors should be fitted inside the shed meeting Sold Secure ‘Silver’ accreditation and securely fitted to the manufacturer’s specification.

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)

- Paragraph 130: *“Planning policies and decisions should ensure that developments:*
-
- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
-
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
-
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
-
- *e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
-
- *f) create 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.”*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

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.

6.1.6. DCLG (2015): Technical Housing Standards- nationally described space standard

This document contains internal space standards for new dwellings and new flats.

7. Evaluation

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity and Amenity of Occupants;
- 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. Policy 11 of the Core Strategy directs new residential development to within existing urban and rural settlements in the interests of sustainable development.

7.2. Impact on the Character of the Area

7.2.1 There are no changes to any of the existing elevations of the building which means that there is no visual change to the appearance of the townhouse in its change from a dwellinghouse to a 7 person HMO- this being 'in keeping' with the wider residential character of Trent Road. The former dwellinghouse could potentially be used as a 6-person unit of accommodation (as a planning fallback position) without the need for planning permission as that use (C4) is already permitted in law. The comparative comings and goings of 7 occupants from the site is unlikely be discernible in terms of noise and disturbance when compared with an ordinary dwellinghouse used at capacity. Therefore, it is considered that the impact on the quiet character of the area in Trent Road and immediate environs is likely to be neutral.

7.3 Neighbouring Amenity and Amenity of Occupants

7.3.1 The comings and goings of 7 occupants using the townhouse, outdoor rear garden area and existing single space parking (on-site), and nearby on road parking for residential purposes is unlikely to give rise to an adverse impact on neighbouring amenity through additional noise, and as there is no new external building work proposed this does not give rise to any adverse loss of daylight, sunlight or privacy to immediate neighbours as there is no quanta of new development in terms of built form. To date no letters of objection have been received from near neighbours to the site.

7.3.2 In terms of the amenities of occupants themselves - a large kitchen area is being provided and the bedroom, toilet and bathing facilities presently satisfy the separate HMO licensing requirements for the described development. No objection to the proposal has been raised by this Council's Environmental Health Officer. This is in line with Paragraph 130 of the National Planning Policy Framework in terms of quality of design and amenity over the lifetime of the development.

7.4 Highway Safety

7.4.1 Trent Road is accessed off Shire Road, with the application site being on a corner plot with Trent Road/Shire Road- both being roads to a relatively modern standard in terms of road width and provision of footpaths for pedestrians. In that respect access to the site on foot and by bicycle or car is safe.

7.4.2 In terms of technical requirements (highways) – the proposal requires 7 car parking spaces to be provided. This cannot be provided within the existing curtilage – as there is only presently one (off road) car parking space available. There is however a large communal parking area at the end of Trent Road (with associated garaging) which at the time of the Case Officer's site visit did indicate adequate parking availability. Nonetheless a Parking Beat Survey was subsequently provided by the applicant's agent which indicates that the additional 6 parking space capacity could be found within easy reach of the application site. On this point this Council's Highway Engineer raises no objection to the proposal on highway safety and parking provision (car and bicycle).

7.5 Other Matters

7.5.1 Corby Town Council raised a concern in respect of bin storage which on occasions can be problematic at a House in Multiple Occupation due to the number of occupants. On this point the applicant has identified a storage place in the rear garden for the storage of three waste bins and this is considered acceptable and can be made a requirement of planning permission by way of planning condition 4.

8. Conclusion

8.0.1 The proposal will lead to additional occupants accommodation within the townhouse without any adverse impact on the residential amenity near neighbours. The proposal does not give rise to any highway safety or local character concerns. The proposal therefore accords with policies 8,11 of the North Northamptonshire Joint Core Strategy (2016), and the recently 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 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 cycle storage area (detailed on Drawing No.4 (Jan 22) received 9.2.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

4. The refuse bins storage area and associated bins (detailed on Drawing No.4 (Jan 22) received 9.2.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

Reason: In the interests of neighbouring residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).