

Minutes of the Area Planning Committee Wellingborough

held at 7.00 pm on Wednesday 14th July 2021 in the Council Chamber, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Matt Binley
Councillor Jonathan Ekins
Councillor Ken Harrington

Councillor Malcolm Waters (Vice Chair)
Councillor King Lawal
Councillor Lora Lawman
Councillor Malcolm Ward

Officers

Mr M Swann (Principal Planning Manager)
Mrs D Kirk (Senior Development Management Officer with principal designate duties)
Mrs L Jelley (Senior Development Management Officer with principal designate duties)
Mr J Parsons (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Officer Assistant)

1 Apologies for non-attendance

RESOLVED to note that no apologies were received.

2 Members' Declarations of Interests

RESOLVED to note that no Declarations of Interest were received.

3 Minutes of the meeting held on 10 June 2021

RESOLVED that the minutes of the planning committee held on 10 June 2021 be confirmed and signed.

4 Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report and noted additional information on the applications included in the late letters' list.

(i) Planning application WP/20/00676/FUL – 3 – 4 Camden Square, Bozeat

The Committee considered an application for a conversion of ground floor from retail (A1 use) to 1 no. 1 bed apartment and 1 no. 2 bed apartment and conversion of first floor from 1 no. 5 bed apartment into 2 no. 1 bed apartments (C3). External alterations to replace/reinstate windows and doors and remove render at 3 – 4 Camden Square, Bozeat for Mr Patel.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer also gave a full and comprehensive verbal update. She also referred members to the replacement condition for conditions 3 and 4, with a single condition for the implementation of a programme of archaeological work, as set out in the late letters' list.

It was recommended that planning permission be granted subject to the conditions set out in the report with the omission of conditions 3 and 4, with a single condition for the implementation of a programme of archaeological work.

A request to address the meeting had been received from the agent and the committee was given the opportunity to ask questions for clarification.

The agent did not consider the Parish Council's objection in relation to parking to be justified. He explained that the ground floor already had permission for 2 flats and this proposal was seeking to convert the 5 bedroom flat on the first floor, into two one bedroom flats.

During questions of clarification the agent informed the committee that the site had been advertised for retail in excess of 5 years with no interest. In relation to parking, he confirmed there was a boundary wall to the rear which separates the parking for the flats.

The Chair then invited the committee to determine the application.

Members considered it not unreasonable for this change of use for this empty retail premises and welcomed the starter homes.

Members noted and approved the replacement condition for conditions 3 and 4 with the replacement condition in relation to archaeology.

It was proposed by Councillor Harrington and seconded by Councillor L Lawman that planning permission be granted.

On being put to the vote, the motion for approval was carried by 7 votes.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of 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 also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Location, site, proposed floor plans reference 5CS: PA 01rev E/01

Elevations reference 5CS: PA 01rev E/03

All received 26/5/21.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the local planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 199 of the National Planning Policy Framework.

4. Prior to commencement of exterior development works, a schedule of external finish materials, including bricks, slates, stone lintels and sills, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

5. Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and paint finishes, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

6. The refuse/cycle stores hereby approved shall be implemented prior to the first occupation of the associated dwelling. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the details shown on the approved drawings, the development hereby approved shall not be first occupied unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include proposed levels or contours; means of enclosure; areas of hard surfacing materials; pedestrian access and circulation areas; Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of any of the flats hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Reason: To secure appropriate external amenity space for the occupants of the development and protect the appearance and character of the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

8. No ground floor windows/doors shall open out over the adjacent highway unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, to comply with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

9. The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

10. Notwithstanding the approved plans, all bathroom windows shall be obscure glazed, using manufactured obscure glass (not an applied adhesive film) before any of the flats hereby approved are first occupied and shall be permanently retained as such thereafter.

Reason: To ensure that the amenities of the occupier and neighbouring occupiers are not adversely affected by loss of privacy in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

(ii) Planning application WP/20/00679/FUL – 5 Camden Square, Bozeat

The Committee considered an application for a change of use from retail (A1 use) to residential (C3) to create 1 no. 1 bed apartment and 1 no. 2 bed apartment with parking and communal garden. Single storey rear extension and external rear stair. Front elevation replacement window and door. Replacement door and window to rear at 5 Camden Square, Bozeat for Mr Patel.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer gave a full and comprehensive verbal update. She also referred to the replacement condition for conditions 3 and 4, with a replacement condition in relation to archaeological work and an additional condition requiring the finished floor levels of the proposed development to be set no lower than existing, 900 millimetres above existing ground levels.

It was recommended that planning permission be granted subject to the conditions set out in the report with the omission of conditions 3 and 4, with a replacement condition in relation to archaeology and an additional condition relating to flood risk.

A request to address the meeting had been received from the agent and the committee was given the opportunity to ask questions for clarification.

The agent confirmed that the proposal provides for 3 car parking spaces and considered the comments made by the Parish Council in relation to parking to be invalid.

The Chair then invited the committee to determine the application.

Members noted and approved the replacement condition for conditions 3 and 4, with the replacement condition for archaeological work and the additional conditions relating to archaeology and flood risk.

It was proposed by Councillor Ekins and seconded by Councillor Harrington that planning permission be granted.

On being put to the vote, the motion for approval was carried by 7 votes.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of 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 also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Location, Site and Floor Plans 5CS: PA 01rev E/02
Elevations 5CS: PA 01rev E/04 All received 26/5/21.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the local planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the

completion of fieldwork, unless otherwise agreed in advance with the planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 199 of the National Planning Policy Framework.

4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for proposed conversion 5 Camden Square, Bozeat, Northamptonshire NN29 7JH and the following mitigation measures detailed within the FRA: - Finished floor levels of the proposed development will be set no lower than existing, 900 millimetres above existing ground levels. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

5. Prior to commencement of exterior development works, a schedule of external finish materials, including bricks, slates, stone lintels and sills, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

6. Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and paint finishes, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

7. The refuse/cycle stores hereby approved shall be implemented prior to the first occupation of the associated dwelling. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.

No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the details shown on the approved drawings, the development hereby approved shall not be first occupied unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include proposed levels or contours; means of enclosure; areas of hard surfacing materials; pedestrian access and circulation areas; Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of any of the flats hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Reason: To secure appropriate external amenity space for the occupants of the development and protect the appearance and character of the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

9. Prior to first use or occupation of the development hereby permitted, the means of vehicular access shall be implemented in accordance with the approved plans. The access shall be paved with a hard bound surface for the first 5.0 metres from the highway boundary and such surfacing shall thereafter be retained. The maximum gradient over the 5.0 metre distance shall not exceed 1 in 15.

Reason: In the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

10. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays shall be provided on each side of the vehicular access along the highways boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility as shown on the approved plans.

Reason: To provide adequate visibility of pedestrians for drivers in the interests of safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

11. No dwelling shall be occupied until a positive means of drainage to prevent surface water from the site being discharged onto the adjoining highway has been implemented at the point of access to the development from the public highway.

Reason: In the interests of highway safety and to comply with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

12. No building shall be occupied until the car/vehicle parking areas shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be permanently set aside and reserved for that purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

13. No ground floor windows/doors shall open out over the adjacent highway unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, to comply with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

14. The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

15. Notwithstanding the approved plans, the ground floor bathroom window shall be obscure glazed, using manufactured obscure glass (not an applied adhesive film) before the flat is first occupied and shall be permanently retained as such thereafter.

Reason: To ensure that the amenities of the occupier is not adversely affected by loss of privacy in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

16. Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

(iii) Planning application WP/20/00685/FUL – Land to the North off Main Road and Northampton Road, Earls Barton

The Committee considered an application for a residential development of 26 units including 10 affordable dwellings on land previously earmarked for employment uses as approved under outline planning permission WP/2013/0510 (Amended Plans and amended support reports) at land to the North off Main Road and Northampton Road, Earls Barton for Mr P Shah.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

It was recommended that planning permission be granted subject to the completion of a S106 Legal Agreement by 14 January 2022 or any further extension agreed in writing, between the applicant and North Northamptonshire Council, and the conditions set out in the report. Should the S106 Legal Agreement not be completed by 14 January 2022, or any further extension agreed in writing, between the applicant and North Northamptonshire Council, that it be delegated to the Principal Planning Manager to refuse planning permission.

The Senior Development Management Officer gave a full and comprehensive verbal update. She also referred to the additional condition in the late letters' list that details of the screen wall around the pumping station and a further noise assessment shall be submitted, prior to the first occupation of plots 10, 11, 12 and 13.

A request to address the meeting had been received from the applicant and the committee was given the opportunity to ask questions for clarification.

The applicant explained the scheme for 26 dwellings including 10 affordable homes on land earmarked for employment use. He reported that the scheme was supported in principle through the Joint Core Strategy and the Earls Barton Neighbourhood Plan. The agent stated that Policy EB.G1 of the Neighbourhood Plan, allows this site to be considered for alternative use after the mid-point of this plan, provided it can demonstrate that there is no demand for employment use. He added that whilst housing targets had been met for Earls Barton, these should be seen as a minimum and not a maximum, and development should always be directed to the most sustainable sites.

He explained that the site had been extensively marketed for employment uses with no successful offers to date. Marketing started in 2017 and TDS and PropSearch had submitted letters explaining why the site fails for employment use. This included the site being only suitable for office type use due to the relationship with the adjacent residential estate and no capacity for direct access off the A4500. It should also be noted that there was interest from a dental practice and a care home, however no offer materialised.

The agent reported that there had also been an interest from a local individual with the intention to develop half the site for residential and the other half for an engineering use which required access from the A4500. However, no offer had been received. He clarified that access cannot be achieved from the A4500 because of an existing high-pressure gas main where access points have already been exceeded.

The applicant reported that David Wilson Homes were also the housebuilder for the nearby Wickets site and the development of this site would result in a seamless design with the neighbouring development. He added that the application provides 40% affordable housing and policy compliant housing that meets category 2 and category 3 and national space standards. The applicant confirmed that working with the Affordable Housing Officer, they have also provided an element of smaller units to meet local demand.

Other benefits of the scheme are financial contributions towards education and healthcare.

The applicant advised that they have redesigned the southern part of the site so that noise sensitive rooms are located away from existing noise sources; he clarified that a detailed noise report had been provided and the scheme was supported by the Environmental Health Officer; and acoustic fencing would be provided on the southern boundary.

The Chair then invited the committee to determine the application.

Councillor L Lawman, Ward Councillor, asked the applicant if direct discussions had taken place with the Parish Council regarding this planning application. The applicant responded that there had been no discussions, but the applicant had tried to reach out to the Parish Council. Councillor L Lawman commented that she had a great deal of respect for the successfully completed Earls Barton Neighbourhood Plan and that this site should remain as employment land for one more year, especially due to the recent pandemic. She also had concerns for the access point, additional cars and flooding. Councillor L Lawman stated she would oppose the planning application and vote for refusal.

A detailed discussion took place and members considered it to be a well thought out scheme and if the site was to be used for employment land access concerns could be the same, maybe worse. Comments were made that the existing development to the south had no access point and if the site was used for commercial use this would be to the detriment to those living nearby in the residential area of The Wickets. A member commented that you cannot mix commercial with residential safely. Members welcomed the 40% affordable housing.

Councillor L Lawman withdrew her earlier opposition due to the access to the south of the site being blocked, as planning permission had been given to an open storage site, which meant the only access was via Packwood Crescent onto A4500. She asked that Packwood Crescent is not overloaded with construction vehicles and a construction method statement is applied to ensure residents are not burdened.

Members noted and approved the additional condition in the late letters' list that details of the screen wall around the pumping station and a further noise assessment shall be submitted, prior to the first occupation of plots 10, 11, 12 and 13.

It was proposed by Councillor Harrington and seconded by Councillor Binley that planning permission be granted, subject the completion of a S106 Legal Agreement by 14 January 2022, or any further extension agreed in writing, between the applicant and North Northamptonshire Council and the conditions set out in the report. Should the S106 Legal Agreement not be completed by 14 January 2022, or any further extension agreed in writing, between the applicant and North Northamptonshire Council, that it be delegated to the Principal Planning Manager to refuse planning permission.

On being put to the vote, the motion for approval was carried by 7 votes.

RESOLVED that planning permission be granted, subject the completion of a S106 Legal Agreement by 14 January 2022, or any further extension agreed in writing, between the applicant and North Northamptonshire Council and the conditions set out below. Should the S106 Legal Agreement not be completed by 14 January 2022, or any further extension agreed in writing, between the applicant and North Northamptonshire Council, that it be delegated to the Principal Planning Manager to refuse planning permission:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
Drawing number 1016 001 (location plan) received 21 October 2020;
Drawing number 1016 002 Rev F (site layout plan) received 24 June 2021;
Drawing number 1016 003 Rev B (tenure plan) received 24 June 2021;
Drawing number 1016 004 Rev B (storey heights plan) received 24 June 2021;
Drawing number 1016 005 Rev C (boundary treatment plan) received 24 June 2021;
Drawing number 1016 006 Rev B (materials plan) received 24 June 2021;
Drawing number 1016 007 (acoustic fence section) received 26 May 2021;
Drawing number SD14 015 (1800 mm close boarded timber fence) received 26 May 2021;
Drawing number SD14 016 (1800 mm privacy gate detail) received 26 May 2021;
Drawing number SB113 004 (boundary wall type 1 elevations and sections) received 26 May 2021;
Drawing number DB SD13 007 (post & rail fence elevation, plan & section) received 26 May 2021;
Drawing number 18-005-PI-292 (SF 58.59 Wheelchair accessible Elevations AS 1/2) received 21 October 2020;
Drawing number 18-005-PI-293 Rev A (SF 58.59 Wheelchair accessible) Floor Plans AS 1/2) received 26 May 2021;
Drawing number SH50-N.C2 SP Rev A Inner (Affordable YB50 00HE) Floor Plans and Elevations plot AS 3) received 26 May 2021;
Drawing number SH50-N.C2 End (Affordable BF50 00EC) Elevations

plot AS 4) received 21 October 2020;
Drawing number SH50-N.C2 Rev A End (Affordable BF50 00EC) Floor Plans plot AS4) received 26 May 2021;
Drawing number SH50-N.C2 SP End (Affordable YB50 00HE) Floor Plans and Elevations plots AS 24 and OPP23) received 26 May 2021;
Drawing number SH50-N.C2 SP Inner (Affordable YB50 00HE) Floor Plans and Elevations plots AS 22 and OPP25) received 26 May 2021;
Drawing number SH55-N.C2 SP End (Affordable B50F 00EC) Elevations plots AS 26 and OPP21) received 27 April 2021;
Drawing number SH55-N.C2 SP End (Affordable B50F 00EC) Floor Plans plots AS 26 and OPP21) received 26 May 2021;
Drawing number 15 Kennett T210-E-7 Rev A (elevations and floor plans plots AS 8, 14 & OPP 9,16) received 26 May 2021;
Drawing number 15 Kennett T210-I-7 Rev A (elevations and floor plans plots AS 15) received 26 May 2021;
Drawing number 13 Hadley P241WD7 (elevations sheet 1 of 2- AS 19 & OPP 20) received 21 October 2020;
Drawing number 13 Hadley P241WD7 (floor plans sheet 2 of 2- AS 19 & OPP 20) received 21 October 2020;
Drawing number 13 Rev B Archford P282-R-7 (elevations and floor plans - AS 5,17 & OPP 6,18) received 24 June 2021;
Drawing number 15 Moreton H438-7 (elevations sheet 1 of 2 - AS 10) received 21 October 2020;
Drawing number 15 Rev A Moreton H438-7 (floor plans sheet 2 of 2 - AS 10) received 26 May 2021;
Drawing number 16 Holden H369-H7 (elevations sheet 1 of 2 - OPP 12) received 21 October 2020;
Drawing number 16 Rev A Holden H369-H7 (floor plans sheet 2 of 2 - OPP 12) received 26 May 2021;
Drawing number 13 Bradgate H317-H7 (elevations sheet 1 of 2 - AS 11) received 21 October 2020;
Drawing number 13 Rev A Bradgate H317-H7 (floor plans sheet 2 of 2 - AS 11) received 26 May 2020;
Drawing number 13 Avondale H356- 7 (elevations sheet 1 of 2 - AS 7 & OPP 13) received 21 October 2020;
Drawing number 13 Rev A Avondale H356- 7 (floor plans sheet 1 of 2 - AS 7 & OPP 13) received 26 May 2021;
Drawing number SDG1G8 (Double Garage elevations - plot 10) received 21 October 2020;
Drawing number SDG1G8 (Double Garage floorplan - plot 10) received 21 October 2020;
Drawing number LDG2G8 (2x Single Plus elevations - plots 19/20) received 21 October 2020;
Drawing number LDG2G8 (2x Single Plus floor plans - plots 19/20) received 21 October 2020;
Drawing number LSG1G8 (Dual Branded Garages Single elevation and floor plans - plots 7,11,12 and 13) received 21 October 2020;
Drawing number E647 386 Rev C (vehicle tracking sheet 1 of 1) received 24 June 2020;
Drawing number GL1433 01 Rev C (soft landscape proposals) received 24 June 2021;
Drawing number 8681TCP 05 (tree constraints plan) received 21 October 2020;

Arboricultural Impact Assessment by Aspect Ltd dated October 2020 reference 8681_AIA.001 Rev A (25 pages) received 21 October 2020;
Technical Note - Upper Nene Valley Gravel Pits SPA/RAMSAR / SSSI by FPCR dated January 2021 (7 pages) received 28 January 2021;
Noise Assessment proposed residential development, Main Road, Earls Barton by MEC Acoustic Air dated May 2021 report reference 20676-04-NA-01 Rev E (81 pages) received 25 May 2021;
Overheating Analysis Report Rev A dated 26 April 2021 (14 pages) received 27 April 2021;
Supplementary Report to the Transport Assessment by Wormald Burrows Partnership Limited dated September 2020 reference number E4063-Earls-acc-TASreport-rev 0 (18 pages) received 21 October 2021;
Supplementary Flood Risk Assessment October 2020 by Wormald Burrows Partnership Limited reference E4063-Supplementary FRA Report-Rev 0 dated October 2020 (48 pages) received 21 October 2021;
Update Ecological Assessment Report Rev A by FPCR dated May 2021 (12 pages) received 21 May 2021;
DBSD11 004 Rev A (hedgehog highway guidance) received 21 May 2021;
Drawing number 3750 Earls Barton open space to be managed by Greenbelt dated 2 June 2021 received 8 June 2021;

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

4. The external materials to be used in the construction of the development shall accord with the details set out on drawing number 1016 006 Rev B (materials plan) unless alternative material samples are submitted to and agreed in writing by the local planning.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

5. No building shall be occupied until the car/vehicle parking areas shown on the approved plans for that building has been constructed, surfaced and permanently marked out. The car parking areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. All of the dwellings will meet category 2 (accessible and adaptable dwellings) of the national Accessibility Standards apart from plot 1 (ground floor maisonette) which will meet Category 3 (wheelchair use) in accordance with the schedule of the Approved Document M of the Building Regulations (2015). The scheme hereby approved shall be implemented prior to the first occupation of each associated dwelling in accordance with the details thereby approved by the appointed building control body.

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

7. No development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the local planning authority before construction works commence. Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development. Should any unforeseen contamination be encountered the local planning authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the local planning authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

8. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the local planning authority. The approved CTMP shall be adhered to throughout the construction period.

The CTMP shall provide for:

- access arrangements and arrangements for the parking of vehicles of

site operatives and visitors

- full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers
- the days of the week and hours of the day for the site to operate
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities and arrangements
- arrangements for dust management including sheeting of vehicles

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

9. No development shall take place in any phase until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the local planning authority. The CEMP for each phase shall include site procedures to be adopted during the course of construction including:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Councils Environmental Protection Team.
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the local planning authority, shall be carried out only between the following hours 08:00 hours and 18:00 hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites, shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The approved construction environmental management plan for each phase shall be adhered to throughout the construction process.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. No construction works shall take place in any phase until full details of engineering, drainage, adoptable street lighting and constructional details of the streets proposed for adoption in that phase have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

11. No dwelling or dwellings shall be occupied until the street(s) affording access to those dwelling(s) has been completed to wearing course.

Reason: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

12. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

13. Prior to the first occupation of any dwelling in any phase details of the proposed lighting scheme for the lighting of the shared private driveways and shared private parking courts in that phase shall be submitted to and approved in writing by the local planning authority. The scheme shall include a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling in that phase and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

14. Before construction commences a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing.

The details of the scheme shall include:

i) designs, diameters, invert and cover levels and gradients. In addition, the assessment shall include dimensions of all elements of the proposed drainage system: pipes, inspection chambers, outfalls/inlets and attenuation basins.

ii) Details of the drainage system are to be accompanied by full and

- appropriately cross-referenced supporting
- iii) Confirmation of the infiltration rate and design infiltration value.
 - iv) Details of permeable paving.

Reason: To reduce the risk of flooding both on and off site in accordance policy 5 North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

15. 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 policy 5 of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework 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.

16. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Supplementary Flood Risk Assessment ref E4063-Supplementary FRA Report-Rev 0 dated 2nd October 2020 prepared by Wormald Burrows Partnership Limited has been 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.

17. All hard and soft landscape works shown on drawing number GL1433 01 Rev C (soft landscaping proposals) shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

18. 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 in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

19. The boundary treatment details for each dwelling shown on drawing number 1016_005 Rev C (boundary treatment plan) shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form prior to the occupation of the relevant individual dwelling.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

20. No dwelling without a garage hereby permitted shall be occupied until details of an enclosed cycle store for that dwelling has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first occupation of any associated dwelling in that phase.

Reason: To ensure that adequate covered cycle storage is provided to serve each dwelling in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards supplementary planning document.

21. No construction works in any phase shall take place until a scheme and timetable detailing the provision of one fire hydrant and its associated infrastructure has been submitted to and approved in writing by the local planning authority. The fire hydrants shall 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 and comply with policy 10 (a) of the North Northamptonshire Joint Core Strategy.

22. Prior to the construction of the development above slab in level a scheme for the provision of charging points for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings that will benefit from a charging point for electric vehicles, the location of any charging point for electric vehicles and the type of charging point to be installed. The scheme shall be implemented prior to the first occupation of each dwelling to which the charging point shall relate.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 110 (e) of the National Planning Policy Framework.

23. No construction works shall take place until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the local planning authority. The scheme shall include the incorporation of roosting opportunities for bats and the installation of bird nest boxes/bricks and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (b) (c) of the Joint Core Strategy.

24. Prior to any construction work on site commencing an arboricultural method statement (AMS) with a clearly marked plan at a scale of 1:500 shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented throughout the construction process.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (e) of the North Northamptonshire Joint Core Strategy.

25. No dwelling shall be occupied until the recommendation for glazing specification, acoustically attenuated ventilation, building fabric, façade insulation treatment detailed in the M-E-C Acoustic Air Noise Assessment Report May 2021 Report reference 20676-04-NA-01 REV E have been implemented in full and thereafter permanently maintained.

Reason: In order to safeguard amenities of future residential occupiers in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

26. No building or use hereby permitted shall be occupied or the use commenced until the recommended scheme for the location, design and construction of noise barriers detailed in M-E-C Acoustic Air Noise Assessment Report May 2021 Report reference :20676-04-NA-01 REV E have been implemented in full and retained thereafter in perpetuity.

Reason: In order to safeguard amenities of future residential occupiers in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

27. Prior to any construction work above slab level on plots 10, 18, 19 and 26 a scheme for the treatment of the area of land along the eastern boundary of the site between the flank elevations of plots 10, 18, 19 and 26 the boundary with the cemetery shall be submitted to and approved by the local planning authority. The scheme shall either contain either planting and or fencing/gates to enclose the sections adjacent the flank elevation of dwellings. The approved scheme shall be implemented either prior to the first occupation of any associated dwellings or within an approved timetable and shall be maintained appropriately thereafter.

Reason: To design out anti-social behaviour and reduce the fear of crime through the creation of defensible spaces in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

28. Prior to the first occupation of plots 10, 11, 12 and 13, details of the screen wall around the pumping station and a further noise assessment in relation to the provision of screen wall shall be submitted to and approved in writing by the local planning authority. The noise assessment shall identify the noise sources and demonstrate that any amplification of sound would not have a harmful effect on sensitive receptors located within the vicinity of the pumping station. The approved scheme shall be implemented prior to the first occupation of plots 10, 11, 12 and 13 and shall be satisfactorily maintained thereafter.

Reason: In the interests of the amenities of future occupiers of the dwellings closest to the pumping station and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

SUBJECT TO LEGAL AGREEMENT

(iv) Planning application NW/21/00280/FUL – 2 – 10 Denington Road, Wellingborough

The Committee considered an application for a the erection of a mixed-use development comprising class E and/or class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or class B8 with ancillary trade counter, and class E use (café/coffee shop with drive thru facility), together with associated access, servicing and car parking. (Amended description) (Amended plans, design and access statement and materials schedule) at 2 – 10 Denington Road, Wellingborough for Barkby Real Estate Developments Ltd.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

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

The Senior Development Management Officer gave a full and comprehensive verbal update. She also referred members to the amendments to conditions 1, 24 and 26, as set out in the late letters' list, following receipt of outstanding consultation responses from the senior consultant for climate integrated solutions on behalf of North Northamptonshire Council; and additional information from the applicant's agent.

A request to address the meeting had been received from the agent and the committee was given the opportunity to ask questions for clarification.

The agent explained the change to the previous approval which has been the substitution in the type of supporting commercial floorspace on the site, with a coffee shop now replacing the gym previously approved. He added that the scheme for the siting of the coffee shop would provide a gateway feature to the site, delivering a high-quality building with indoor and outdoor seating in a landscaped setting. The agent clarified that this would provide a significant improvement to the appearance of the site along an important arterial route into Wellingborough, particularly given the site had been vacant and behind hoardings for over a decade. He clarified that the overall scheme would now deliver 69 new jobs for local residents which is over double the number from the previous application. The agent confirmed they had undertaken detailed analysis of all potential impacts of the proposals, including local transport network, noise, air quality and health impact; he confirmed that assessments had regard to all relevant local conditions, including the proximity of the schools, and all verified by officers at North Northamptonshire Council as being fully robust.

The Chair then invited the committee to determine the application.

Members commented that the site had been empty for a long period of time and welcomed the development of the site which would bring regeneration and jobs to the town. Members noted concerns had been addressed in relation to pollution and proximity to nearby schools had been addressed.

One member had concerns for the amount of traffic already using London Road and the increase this proposal would bring. She commented that the traffic lights cannot cope and looked to the applicant to fund a traffic mitigation provision to enable better flow of traffic. The same member also had concerns in relation to congestion and the breathing in of fumes with the nearby school sports field.

Another member echoed the concerns, but the site needed to be developed and brownfield sites used.

Members noted and approved the amendments to conditions 1, 24 and 26.

It was proposed by Councillor Ekins and seconded by Councillor Ward that planning permission be granted.

On being put to the vote, the motion for approval was carried by 6 votes and one abstention.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - 15584-156 (site location plan) received 23 March 2021;
 - 15584 150 Rev D (proposed site plan) received 1 July 2021; 15584 151 Rev A (proposed unit A GA plans & elevations) received 1 July 2021;
 - 15584 152 (proposed units B, C & D floor plans) received 23 March 2021; 15584 153 (proposed unit B, C & D elevations) received 23 March 2021;
 - 15584 154 Rev B (proposed unit E floor plan and elevations) received 16 June 2021;
 - 15584 155 Rev B (proposed site sections) received 1 July 2021;
 - 15584 158 Rev A (proposed cycle shelter details) received 16 June 2021;
 - 15584 159 Rev B (proposed boundary treatment plan) received 1 July 2021;
 - 15584 160 Rev A (proposed substation elevations, section and floor plan) received 16 June 2021;
 - 15584 161 Rev A (contextual site plan) received 16 June 2021;
 - 15584 162 (proposed bin locations) received 1 July 2021;
 - 15584 163 (proposed hard surfacing plan) received 1 July 2021;
 - 4342 700 Rev B (earthworks proposed finished levels) received 23 March 2021;
 - P19578-SS-00-001 Rev E (site services ground floor) received 18 June 2021;
 - P19578-SS-00-002 Rev E (site ventilation services roof level) received 18 June 2021;
 - D38514/LC/F (lighting scheme) received 25 June 2021;
 - Vector Landscape Designers drawing number 15584-VL-LO1 Rev L received 1 July 2021;
 - MS01 Rev D Material Schedule by the Harris Partnership (4 pages) received 1 July 2021;
 - TTP Consulting Denington Road, Wellingborough BREEAM Travel Plan dated March 2021 (29 pages) received 23 March 2021;
 - TTP Consulting Transport Statement dated March 2021 (227 pages) received 23 March 2021;
 - TTP Consulting Addendum to Transport Assessment in Response to Scheme's Amendments dated June 2021 (reference N02-EC-Response to Scheme Amendments) (24 pages) received 17 June 2021;
 - Noise Assessment by Tetra Tech Rev 2 dated 17 March 2021 (24 pages) received 23 March 2021;
 - Air Quality Assessment Rev 4 by Tetra Tech dated 23 March 2021 (46 pages) received 23 March 2021;
 - Ventilation Strategy by Envision Rev D dated June 2021 (9 pages) received 18 June 2021;

Sustainability Statement by Envision dated 4 March 2021 (53 pages) received 23 March 2021;
Energy Statement by Envision reference P19578.RP002.Rev E - June 2021 dated June 2021 (26 pages) received 18 June 2021;
Energy Statement Addendum by Envision reference P19578.RP.003 Rev A dated June 2021 (1 page) received 18 June 2021;
Letter dated 17 June 2021 from Director Envision entitled 'Denington Road/London Road: Impact of Design Revision on Sustainability Statement' (one page) received 18 June 2021;
Flood Risk Assessment, report reference 11291/TW/001/03 dated 5 March 2021 prepared by Sanderson Associates (Consulting Engineers) Ltd (19 pages) received 23 March 2021;
Drawing 4342 600 Rev 2 (drainage layout) dated 16 June 2021 received 17 June 2021;
Causeway Flow Calculations file DRAINAGE2310303A.PFD NETWORK:Storm 1 dated 5 March 2021 received 26 April 2021;
Drawing 4342 601 Rev 1 (drainage exceedance flows) dated 16 June 2021 received 17 June 2021;
Anglian Water Pre-Planning Assessment Report ref PPE-0077362 dated 16 April 2020 received 23 March 2021;
Drawing 4342 660 (proposed development amendments to adjacent site surface water storage attenuation tank proposals) dated May 2021 received 18 May 2021;
Drawing 4342 661 (proposed development amendments to adjacent site surface water storage attenuation tank sections) dated May 2021 received 18 May 2021;
Drawing 4342 650 (proposed development amendments to adjacent site surface water storage existing pond arrangement) dated May 2021 received 18 May 2021;
Drawing 4342 651 (proposed development amendments to adjacent site surface water storage existing pond sections) dated May 2021 received 18 May 2021;
Preliminary ecological appraisal and impact assessment and (33 pages) by SES dated 3 March 2021 received 23 March 2021;
Arboricultural Impact Assessment (reference AIA Rev D/Denington Road/18-06-21) by SES dated 18 June 2021 (33 pages) received 18 June 2021;
Desk Study by GEA reference J19300 dated March 2020 (194 pages) received 23 March 2021;
Remedial options appraisal by GEA dated 18 May 2020 reference J19300 (B) (7 pages) received 23 March 2021;
Risk assessment report dated 18 May 2020 by GEA reference J19300 (A) (9 pages) received 23 March 2021;

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the Sustainable Drainage Strategy reference 4268 dated 5th March 2021 and drawing 4342 600 Rev 2 (drainage layout) dated 16 June 2021 prepared by Holloway Jennings, 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 the football pitches), to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
 - ii) Details of the drainage system are to be accompanied by full WinDES modelling or similar, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year plus climate change storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.
 - iii) Cross sections of control chambers and manufacturers hydraulic curves for the flow control.

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with policy 5 of the North Northamptonshire Joint Core Strategy

4. No above ground work 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 the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include 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 arising's generated from the site.

Reason: To ensure the future maintenance of drainage systems associated with the development in perpetuity.

5. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site, based on the Sustainable Drainage Strategy ref 4268 dated 5th March 2021 and drawing 4342 600 Rev 2 (drainage layout) dated 16 June 2021 prepared by Holloway Jennings, has been 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) CCTV confirmation that the system is free from defects, damage and foreign objects
 - e) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

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

6. Notwithstanding the submitted details, no development above slab level shall take place until full details of the materials to be used in the construction of the external surfaces (including brickwork, cladding, roofing and glazing) of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development does not detract from the character and appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

7. Prior to the occupation of any part of the development, details of the proposed CCTV coverage of the car park serving the mixed use development shall be submitted to and approved in writing by the local planning authority. This shall include details of the CCTV poles and cameras, their siting and area of coverage. The approved details shall be installed on the site prior to the first use of any building and shall be retained thereafter.

Reason: To reduce the likelihood of crime, disorder and anti-social behaviour occurring in accordance with policy 8 (e) (vi) of the North Northamptonshire Joint Core Strategy.

8. All hard and soft landscape works shown on drawing numbers Vector Landscape Designers drawing number Vector Landscape Designers drawing number 15584-VL-LO1 Rev L received 1 July 2021 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

9. No development shall take place including any works of demolition until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include site procedures to be adopted during the course of construction including:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - Arrangements for liaison with the NNC Environmental Protection Team;
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the local planning authority, shall be carried out only between the following hours 08:00 hours and 18:00 hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturdays and; at no time on Sundays and Bank Holidays;
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
 - Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites, shall be used to minimise noise disturbance from construction works;
 - Procedures for emergency deviation of the agreed working hours;
 - NNC encourages all contractors to be 'Considerate Contractors' when working in North Northamptonshire by being aware of the needs of neighbours and the environment;
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants;
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. Prior to the construction of the development above slab level details of charging points for electric vehicles to be installed in the parking area for staff and visitors shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first use of the extensions.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards (2016).

11. Prior to the first use of any building the covered bicycle parking shown on approved drawing numbers 15584 158 Rev A (proposed cycle shelter details) received 18 June 2021 and 15584 150 Rev D (proposed site plan) received 1 July 2021 shall be provided and shall be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policies 8 (b) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy.

12. Prior to the first occupation of any building the hereby approved lighting scheme shown on drawing number D38514/LC/F (lighting scheme) received 25 June 2021 shall be fully implemented and any future additional lighting must be 0% ULOR.

Reason: In the interests of the amenities of neighbouring light-sensitive development and to accord with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

13. No development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the local planning authority before construction works commence. Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development. Should any unforeseen contamination be encountered the local planning authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the local planning authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

14. 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. The Statement shall provide for:
- access arrangements and arrangements for the parking of vehicles of site operatives and visitors
 - full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers
 - the days of the week and hours of the day for the site to operate
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - wheel washing facilities and arrangements
 - arrangements for dust management including sheeting of vehicles.

Reason: In the interest of highway safety in accordance with policy 8 (e) (ii) of the Joint Core Strategy.

15. Prior to opening of any part of the new development hereby approved a new junction to access the development from Denington Road, and off site highway works shown indicatively on TTP Consulting drawing numbers 2019-3618-010 (Proposed Highway Arrangements) and 2019-3618-006 (proposed crossing facility in London Road) shall be implemented in accordance with details submitted and agreed with the local planning authority in consultation with the local highway authority to include full engineering and construction details, which include the following measures:
- (a.) changes to the road layout on Denington Road to including a right turning lane into the new access junction to the site;
 - (b.) new uncontrolled pedestrian crossing on Denington Road;
 - (c.) new uncontrolled pedestrian crossing with refuge island linking the site to the southbound bus stop on London Road.

Reason: To provide the necessary infrastructure to access the site in accordance with policies 8 (a) (i), (b) (ii) and 10 (c) of the Joint Core Strategy.

16. The hereby approved TTP Consulting Denington Road, Wellingborough BREEAM Travel Plan dated March 2021 shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the local planning authority. The approved Travel Plan shall be monitored annually and reviewed in accordance with the agreed Travel Plan targets.

Reason: To encourage users of the site to travel in alternative means to the car and accord with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

17. No building hereby permitted shall be occupied until the external car/vehicle parking areas shown on drawing number 15584 150 Rev D (proposed site plan) received 1 July 2021 has been constructed, surfaced and permanently marked out. The external car parking areas

so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

18. Prior to the construction of the development above slab level, a fire strategy shall be submitted to and approved in writing by the local planning authority. The approved fire strategy shall be implemented prior to the first use of any associated building.

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

19. Prior to the commencement of works on site an assessment of any air quality impacts arising from the site remediation works and, where necessary, proposals for site-specific mitigation measures shall be submitted to and be approved in writing the local planning authority. Any approved measures shall be implemented for the duration of the mitigation works.

Reason: In the interests of preserving the residential amenity of the locality in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

20. Prior to the commencement of any construction works site specific proposals for the implementation of the recommended construction, air quality mitigation measures, as outlined in Table 7.1 of the Tetra Tech report (Air Quality Assessment, Ref. 784-A116057, 23 March 2021, NALO, Tetra Tech) shall be submitted to and be approved in writing by the local planning authority. Any approved mitigation measures shall be implemented for the duration of the construction works.

Reason: In the interests of preserving the residential amenity of the locality in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

21. Prior to commencement of any construction work proposals to minimise polluting emissions to air from the operation of the development shall be submitted to and be approved in writing by the local planning authority. The proposals should have regard to the North Northamptonshire Council Air Quality Supplementary Planning Guidance produced for the Wellingborough Area. Any approved site-specific mitigation measures shall be implemented prior to the first occupation of any associated unit and be satisfactorily maintained throughout the duration of the approved uses.

Reason: In the interests of preserving the residential amenity of the locality in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

22. Prior to occupation of any of the units on the site, details of any noise generating external plant or plant that vents externally shall be submitted to and approved in writing by the local planning authority and shall demonstrate that the noise levels that are emitted do not exceed the limits detailed in table 5.1 of the submitted report entitled "proposed commercial mixed-used development, 2-10 Denington Road, Wellingborough. Noise Assessment. Tetra Tech. March 2021, A116057, 09th March 2021" or shall provide a further noise impact assessment for the proposed installation. The approved details shall be implemented prior to the first occupation of any associated unit and shall be maintained for throughout duration of the uses.

Reason: In the interests of preserving the residential amenity of the locality in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

23. The use of the B2 and/or B8 with ancillary trade counters, workshop/trade units shall not be carried out outside of the hours of 08:00 to 20:00 with deliveries to and from the site only allowed between the hours of 07:00 to 21:00 Monday to Friday and 08:00 to 18:00 with deliveries to and from the site allowed between the hours of 08:00 to 18:00 hours on Saturdays and 09:30 and 17:00 (6 hours trading period) with deliveries to and from the site from 09:30 - 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

24. The use of the class E retail unit shall not be carried out outside of the hours of 06:30 to 21:00 with deliveries to and from the site only allowed between the hours of 08:00 to 21:00 Monday to Saturday and 09:30 to 17:00 with deliveries to and from the site from 09:30 - 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

25. The use of the class E drive thru coffee shop shall not be carried out outside of the hours of 06:00 to 22:00 with deliveries to and from the site only allowed between the hours of 06:00 to 22:00 Monday to Saturday and 06:00 to 22:00 with deliveries to and from the site from 09:30 - 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

26. Prior to the first occupation of the development a Sustainability Review is to be undertaken by an accredited BREEAM Assessment organisation, and submitted to and approved in writing by the local planning authority demonstrating how the development has:

- i. Achieved all sustainability measures as detailed under 2.14 of the approved Technical Addendum to the Sustainability Report (dated March 2021);
- ii. Met the requirements of the minimum Energy, Water & Material credits required for BREEAM "Very-Good" as set out under the 'Shell Only' criteria of BREEAM UK New Construction (2018).
- iii. Met the requirements of the following parts of BREEAM MAN 03 'Environmental Management' credit;
 - Use of a Main contractor and (if applicable) demolition contractor with suitable environmental management certificate.
 - Register with Considerate Constructions Scheme and achieve score of at least 35
 - monitoring of site energy, water and transport consumption.
- iv. Met the requirements of the BREEAM MAT 05 'Design for Durability & Resilience' credit;
- v. Met the requirements of the BREEAM MAT 06 'Material Efficiency' credit;
- vi. Specified materials with Responsible Sourcing Certification;
- vii. Provided appropriate recycling facilities.

Reason: To ensure that the development includes sustainable buildings and would accord with policy 9 (1) and 2(a) of the North Northamptonshire Joint Core Strategy.

27. All mitigation and compensation recommendations set out in the ecological appraisal by Preliminary ecological appraisal and impact assessment and (33 pages) by SES dated 3 March 2021 including a walkover survey check for badgers prior to the start of construction shall be implemented at the appropriate stage of the development and no later than one year after the first occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (a) (ii) and (iii) of the North Northamptonshire Joint Core Strategy.

(v) Planning application NW/21/00320/FUL – 90 Windsor Road, Wellingborough

The Committee considered an application for a proposed loft conversion (to be read in conjunction with simultaneous application at adjoining 92 Windsor Road) - re-submission at 90 Windsor Road, Wellingborough for Mr Smith.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer gave a full and comprehensive verbal update.

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 agent and the committee was given the opportunity to ask questions for clarification.

The agent explained that 90 and 92 Windsor Road both benefit from permitted development rights and the need for the householder submission was due to the modest increase in eaves height to make the created space more usable for the applicants respective growing families.

He clarified that these two houses are located along the steeper part of Windsor Road. Unlike other properties of the same type along Windsor Road these are two of just four or six properties that could alter the eaves line, without a detrimental effect on the appearance of the street. The agent explained that this is due to the large level differences between themselves and their neighbours and is only achievable in this location due to their unique positioning and site levels. He considered this would allay any concerns regarding setting a precedent.

The agent believed the proposal was modest in scale and remains sympathetic to the street scene.

The Chair then invited the committee to determine the application.

It was proposed by Councillor Harrington and seconded by Councillor L Lawman that planning permission be granted.

On being put to the vote, the motion for approval was carried by 7 votes.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of 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 also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Location and Block Plan 2008281 PL01 Rev A received 6/4/21

Proposed Plans and Elevations 2008281 PL03 Rev B received 28/5/21

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the proposed en-suite bathroom window shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the Pilkington range of Textured Glass or equivalent. The window shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. The existing car parking for 2 cars shall be permanently set aside and reserved for that purpose.

Reason: To ensure adequate off-street car parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

(vi) Planning application NW/21/00321/FUL – 92 Windsor Road, Wellingborough

The Committee considered an application for a proposed loft conversion (to be read in conjunction with simultaneous application at adjoining 90 Windsor Road) - re-submission at 92 Windsor Road, Wellingborough for Mr and Mrs Darko.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer gave a full and comprehensive verbal update.

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 agent and the committee was given the opportunity to ask questions for clarification.

The agent explained that 90 and 92 Windsor Road both benefit from permitted development rights and the need for the householder submission was due to the modest increase in eaves height to make the created space more usable for the applicants respective growing families.

He clarified that these two houses are located along the steeper part of Windsor Road. Unlike other properties of the same type along Windsor Road these are two of just four or six properties that could alter the eaves line, without a detrimental effect on the appearance of the street. The agent explained that this is due to the large level differences between themselves and their neighbours and is only achievable in this location due to their unique positioning and site levels. He considered this would allay any concerns regarding setting a precedent.

The agent believed the proposal was modest in scale and remains sympathetic to the street scene.

The Chair then invited the committee to determine the application.

It was proposed by Councillor Binley and seconded by Councillor Ekins that planning permission be granted.

On being put to the vote, the motion for approval was carried by 7 votes.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of 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 also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Location and Block Plan 2008282 PL01 Rev A received 6/4/21

Proposed Plans and Elevations 2008282 PL03 Rev B received 28/5/21

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the proposed en-suite bathroom window shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the Pilkington range of Textured Glass or equivalent. The window shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5 Delegated officers report and planning appeal decision letters

(i) Delegated Officers' report

RESOLVED to note the Delegated Officers' report.

(ii) Planning Appeal Decision letters

RESOLVED to note the following circulated decision letters, dated:

- (a) 02/06/2021, to replace all timber windows and doors with conservation double glazed UPVC at 29 Norlinton Close, Orlingbury, which was allowed;
- (b) 15/06/2021, for an extension to the front kitchen at 14 Milbury, Earls Barton, which was dismissed;
- (c) 30/06/2021, for the 'demolition of the existing garage to be replaced with the erection of a two storey side and part rear extension, to include the erection of a single storey rear extension. Erection of a front porch, new bay window. To include new material finishes to the front elevation to bring the property to a higher standard' at 63 Fullwell Road, Bozeat, which was dismissed.

6 Close of Meeting

The meeting closed at 8:10 pm.

Chair

Date