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Meeting: Area Planning Committee Wellingborough
Date: Wednesday 11th August 2021
Time: 7.00 pm
Venue: Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

To: Members of the Area Planning Committee Wellingborough

Councillors Clive Hallam (Chair), Councillor Malcolm Waters (Vice-Chair), Matt Binley, Jonathan Ekins, Ken Harrington, King Lawal, Lora Lawman and Malcolm Ward

Substitute : Councillor Jon-Paul Carr

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 3 August 2021</p>			

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

This agenda has been published by Democratic Services.

Committee Administrator: Fiona Hubbard

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Tuesday 10 August 2021
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Tuesday 10 August 2021

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

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

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

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

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

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

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

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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 a 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

**North Northamptonshire Area Planning Committee
(Wellingborough)
Wednesday 11 August 2021 at 7.00 pm
Council Chamber, Swanspool House**

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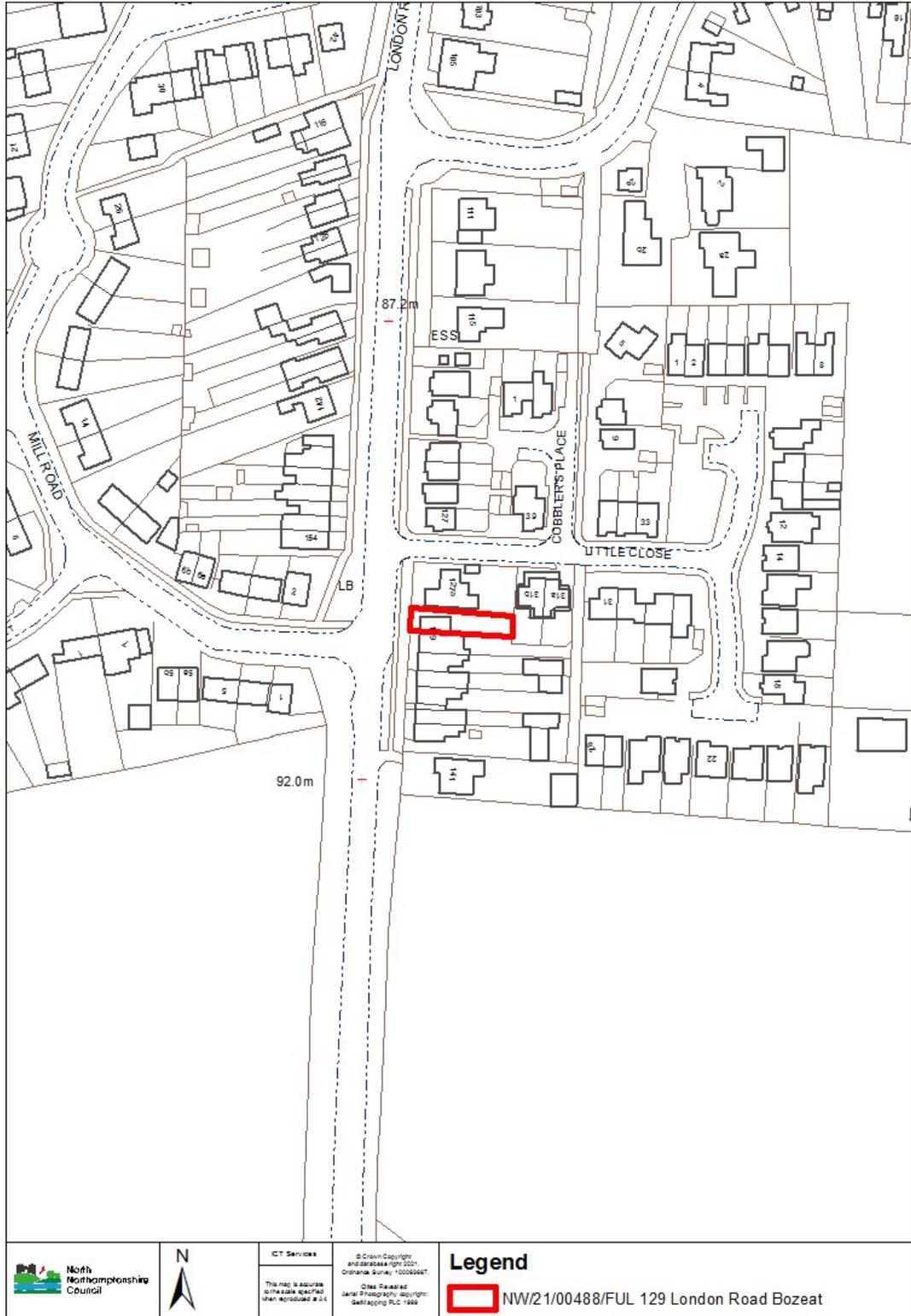
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**North Northamptonshire Area Planning Committee
(Wellingborough)
11 August 2021**

Application Reference	NW/21/00488/FUL	
Case Officer	Mr Graham Northern	
Location	129 London Road Bozeat Wellingborough Northamptonshire NN29 7JR	
Development	Demolition of existing single storey extension (former shop) and erection of a part two part single storey 2-bedroom dwelling including associated private amenity space, and low boundary wall and gate to the front	
Applicant	Mr Melvin Bartle	
Agent	Mr Jon Sidey	
Ward	Irchester Ward	
Overall Expiry Date	27 July 2021	
Agreed Extension of Time	13 August 2021	
Checked	Designate Principal	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the Parish Council have objected, as well as more than 3 objections being received and the recommendation is to approve.



1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 The proposal seeks planning permission to remove the single storey former shop and erect a two-storey end of terraced dwelling. The plans which accompany this application depict a two-storey end of terrace dwellinghouse with a gable end chimney and a ridge height that is set slightly lower than the adjoining terrace.

2.2 The front façade will be directly level with the adjacent No 129, the first floor will be level with the rear of No 129 however at ground floor a single storey extension projects back 2.5 metres past the original rear of No 129, however No 129 and 131 have extensions that project further back that cover half the widths of the rear.

2.3 To the side the existing gate and alleyway is retained at 1.645 metres to No 127A, which facilitates a pedestrian route around the back of all the properties for existing residents. A new front boundary wall is proposed, and no off-street parking is indicated. A parking beat survey has been submitted in support of the application.

2.4 Outline planning permission reference WP/15/00164/OUT with all matters reserved for demolition of the existing single storey extension and the construction of an end terrace, two storeys, house, with all matters reserved, was granted by the planning committee on 3 June 2015.

2.5 In addition, planning permission was also granted by the planning committee at the same meeting for reference WP/15/00164/OUT for outline application with some matters reserved (access, appearance and scale were determined at that stage) for construction of a pair of semi-detached houses with garages and associated works at land adjacent 31 and rear of 129 London Road, but fronting onto Little Close.

2.6 Reserved Matters reference WP/16/00496/REM –sought access and manoeuvring to the rear off the track behind the properties. This application was refused by the planning committee due to it forming an inadequate access onto Little Close.

3. Site Description and Surroundings

3.1 The application site is a single storey flat roofed extension to no. 129 London Road which was formerly used as retail as its last use and is now vacant.

3.2 Number 129 is at the end of a terrace of six dwellings which have no off-street parking at the front but running along their rear boundaries is a trackway which affords vehicular rear access to the terrace. The two more modern detached

dwellings at either end of the terrace (nos. 127a and 141) do have off-street parking available.

3.3 At the front of the site is a highway lay-by which affords on-street parking and there are no parking restrictions in the highway.

3.4 Number 127A has windows in its flank wall at ground and first floor level which faces towards the application site.

3.5 A pedestrian route is present which runs around the rear of the terraced properties to facilitate access from the rear for bin storage and other purposes.

3.6 A layby for parking exists in front of the properties.

4. Relevant Planning History

4.1 All previous planning applications as follows:

WP/15/00163/OUT	Approved with conditions Outline application with all matters reserved for demolition of existing single storey extension and the construction of an end terrace, two storey, house	03.06.2015
WP/16/00496/REM	Refused Reserved matters application pursuant to conditions 1 and 2 of outline planning permission ref: WP/15/00163/OUT - AMENDED PLAN. FURTHER AMENDED PLANS.	14.12.2016
WP/16/00497/FUL	Refused Construction of a pair of semi-detached houses with garages and associated works - amended design following approval of WP/15/00164/OUT (Outline application with some matters reserved). AMENDED PLANS.	14.12.2016
WP/16/00802/REM	Approved with conditions Reserved matters application pursuant to conditions 2 (landscaping and layout) 3 (Confirmation that the first 5m of the drive shall be of a hard bound surface) 4 (Confirmation of drainage to driveways) and 5 (Details of visibility splays) of outline planning permission ref: WP/15/00164/OUT	02.02.2017
WP/17/00307/CND	Fully discharged	31.05.2017

	Details submitted pursuant to condition 2 (external materials) of reserved matters WP/16/00802/REM	
WR/1958/0032	Approved with conditions Use of garden for storing timber & saw bench	28.04.1958
WR/1956/0065	Approved Use of front room of house as shop	26.06.1956
WR/1955/0153	Approved with conditions Proposed garage	22.12.1955
WR/1970/0236	Approved with conditions Proposed paraffin vending machine	11.01.1971
WR/1968/0025	Approved with conditions Proposed store and storage shed	13.03.1968
WR/1959/0111	Approved Proposed shop and store	26.10.1959

Appeal

17/00005/REF Reserved matters application pursuant to conditions 1 and 2 of outline planning permission ref: WP/15/00163/OUT - AMENDED PLAN. FURTHER AMENDED PLANS. APPEAL DISMISSED 14 July 2017

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website
<https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Bozeat Parish Council

Object to this application because it provides no on-site parking for the new dwelling and because of the likely adverse impact of the proposal upon the amenity of the neighbouring property at 127A London Road.

5.2 Neighbours/Responses to publicity

Four objections have been received that all raise a lack of off-street parking as the main concern. Additional concerns relate to overdevelopment of the site and loss of light.

A further representation requests the right of way around the properties is kept free of obstruction for residents

5.3 Local highway Authority (LHA)

Initial Response - presently the Local Highway Authority cannot accept the application as submitted and require further information to satisfy parking requirements of the development.

The proposal makes no provision for off street parking accommodation. Unless otherwise agreed, parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy. A two-bedroom dwelling requires two car parking spaces and one secure sheltered cycle space per bedroom.

The applicant has suggested that parking provision can be accommodated on-street in close proximity to the site of the application. On-street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon. If this form of parking provision is considered to be appropriate it is suggested that a parking beat survey should be undertaken.

Any parking beat survey should record the level of parking at a time between 1am and 5am on a Tuesday, Wednesday or Thursday and on a Saturday or Sunday. The survey is to cover a two-minute walk-time from the application site, covering all roads within 200 metres of the site to the first natural break such as a junction or parking type. Any survey would have to be undertaken by an independent survey company. Please note that surveys must be carried out during school term time.

Final Response - the parking beat survey submitted in support of the application indicates that sufficient on street accommodation can be found in the vicinity of the application site. This form of parking provision imposes demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments.

It is recommended that your members should satisfy themselves that the use of on street parking to serve the development will provide sufficiently safe and convenient accommodation to comply with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy. It should be noted that on street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon.

5.4 **NNC Archaeology Officer**- no objections.

5.5 **NNC Environmental Protection Officer (contamination)** - no objections subject to land contamination condition

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

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

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

1 (presumption in favour of sustainable development)

3 (landscape character)

4 (biodiversity and geodiversity)

6 (development on brownfield land and land affected by contamination)

8 (North Northamptonshire place shaping principles)

9 (sustainable buildings and allowable solutions)

11 (network of urban and rural areas)

28 (housing requirements and strategic opportunities)

29 (distribution of new homes)

30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policies

SS1 (villages)

R2 (neighbourhood shops)

6.5 Neighbourhood plans: None

6.6 Other Relevant Documents:

Supplementary Planning Documents/Guidance:

Sustainable Design

Parking

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- sustainability
- archaeology;
- landscape character and visual amenity;
- flood risk and surface water drainage;
- biodiversity;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- housing mix;

- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 Principle of Development and material considerations

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.1.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.1.3 In addition to the specific NPPF requirements set out above, paragraph 40 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.1.4 The application form at question five indicates that no pre-application advice or assistance has been sought from the council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.1.5 The site is located within the defined village boundary of Bozeat, as defined in the inset map and policy SS1 of the PBW. The site is not allocated or designated. Table 4.1 (Rural Settlement Hierarchy) of the PBW sets out that Bozeat is a village able to accommodate some small-scale infill development.

7.1.6 Policy 11(2)(b) of the JCS states that small scale infill development will be permitted on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.

7.1.7 The application proposes the removal of the former retail building to facilitate one dwelling. Policy R2 of the PBW states that loss from retail (within a neighbourhood shopping parade or in a village with limited shopping provision) will not be permitted unless they are no longer viable, needed or the facility relocated. However, the retail use is no longer active and policy R2 is not considered to apply as the site is not within a shopping parade and Bozeat has other shopping facilities.

7.1.8 Policies 28 and 29 of the JCS set out the borough’s housing targets and distribution over the plan period. These policies seek to direct the majority of housing growth to the growth town of Wellingborough but seek to deliver 540 dwellings in the

rural area. Policy 6 of the JCS seeks to maximise the re-use of previously developed land and buildings, to deliver development.

7.1.9 Therefore, the proposal is acceptable in principle, in accordance with the overall spatial strategy of the borough and would make a contribution towards meeting the borough's housing targets for the rural area on previously developed land. The proposal is acceptable in principle subject to the matters of character and amenity being acceptable as per policy 11(2)(b) of the JCS, all other relevant policy requirements being met, and material considerations.

7.2 Design, layout and the effect on the character and appearance of the surrounding area

7.2.1 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.2.2 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the lifetime of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.2.3 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.2.4 No objections have been received regarding the design of the proposal.

7.2.5 The proposal creates an additional terrace property to the row and presents a design which corresponds with the existing properties in terms of scale, siting and layout. It is considered that the use of similar materials to the rest of the row would be suitable and as such a materials condition is recommended.

As such the proposals are considered in keeping with the character of the area and compliant with policy 8 (d) (i) and (ii) of the JCS in this regard.

7.3 Sustainability

7.3.1 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5

litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.3.2 To ensure compliance with this policy, a planning condition is recommended.

7.4 Archaeology

7.4.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

7.4.2 With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 194 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.4.3 The NNC archaeology officer has raised no objections to the proposals And as such the development would comply with policy 2 (d) of the JCS.

7.5 Flood risk and drainage

7.5.1 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.5.2 The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.5.3 The site lies within flood zone 1 and as such is considered to be of a low risk of flooding. As such the proposals are considered acceptable in regard to policy 5 of the JCS

7.6 Housing mix

7.6.1 Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

7.6.2 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.6.3 The development proposes a single 2-bedroom dwelling. No objections have been received regarding the housing mix proposed.

7.6.4 The mix will help to meet the need for smaller units in the area. The wider area has a mix of house types and sizes and an overconcentration of small units will not be created.

7.6.5 The proposed development will comply with policy 30 (a) (i) & (ii) of the JCS.

7.7 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.7.1 The space standards require a two-bedroom 3-person 2 storey property to have a minimum of 70 square metres of internal floor space and 2 square metres of storage.

7.7.2 The plans submitted demonstrate an internal floor space of 74 square metres including 2 square metres of internal storage. The bedrooms shown meet minimum standards in area and width.

7.7.3 No objections have been received regarding compliance with the national space standards.

7.7.4 The proposals are therefore considered to comply with policy 30 (b) of the JCS.

7.8 National Accessibility Standards

7.8.1 Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.8.2 All units should achieve category 2 of the National Accessibility Standards as a minimum.

7.8.3 No objections have been received in relation to accessibility.

7.8.4 A condition would be imposed on any planning permission to ensure that the dwellings met category 2 of the National Accessibility Standards.

7.9 Living conditions of the neighbouring occupiers

7.9.1 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.9.2 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users'.

7.9.3 The comments of the nearby residential occupiers with regards to their views on how the proposed development would affect them are noted. However, it is thought that the scheme would not have such a significant effect on their standard of amenity to warrant refusal of the application. This is because there would be an adequate spacing and separation distance in-between the existing and proposed

dwellings which would still allow for a reasonable standard of privacy to be enjoyed by the present and future occupiers. With regards to light, it is considered that the adjacent occupiers who have the ability to look out of windows which face out over the flank boundary of their neighbours land from approximately 1 metre from the common boundary would still receive an adequate standard of light reception, and in any case side windows which look over third party land cannot be protected from a light or amenity perspective.

7.9.4 It is considered that the development is of acceptable size and design and would not have a significant impact on the residential amenities of neighbouring properties with regard to outlook, daylight, privacy, noise and disturbance, and as such complies with Policy 8 (e) (i) of the JCS which, seeks to ensure that development (both new and existing) does not result in unacceptable impacts on the amenities of neighbouring occupiers.

7.9.5 The proposals as such are considered to comply with policy 8 (e) (i) of the JCS.

7.10 Highway safety

7.10.1 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.10.2 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

Access and Pedestrian Access

7.10.3 No vehicular access is to be instated to the proposed property. Pedestrian access is facilitated from the highway footway.

7.10.4 It should be noted that an access route around the terraced houses is present and has been raised in representations. The proposals do not obstruct this route and as such whilst this is a non-planning matter it is not considered to be affected.

Parking

7.10.5 Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (i) of the JCS. A two- and three-bedroom unit should provide two allocated parking spaces.

7.10.6 A parking beat survey has been submitted which demonstrates that suitable on street parking provision is available to facilitate parking in near proximity to the proposed dwelling.

7.10.7 It is also considered that the fact a lay by exists immediately in front of the terraced row facilitates a degree of parking which assists in alleviating parking issues in the locality. Added to this the fact that the existing structure was a former shop where it could be expected to result in a number of daily journeys on balance it is considered the loss of the shop and construction of a two bedroom dwelling will not

result in any greater parking demand, especially given sufficient on street provision exists.

7.10.8 The appeal decision for the prior approval application (reference APP/H2835/W/18/3217564 dated 12/7/19) is a material consideration. In that decision the Inspector concluded that:

“7. It is clear that the lawful use of the appeal building for retail purposes and for the proposed residential uses would generate some parking demand. However, the evidence does not show that the proposal would be likely to result in increased on road parking demand or that any such increase would cause unacceptable difficulties for road users and for highway safety as alleged by the Council and interested parties. The fact that the appellant has not carried out a parking survey as referred to by the Council is not a reason in itself to withhold approval nor is the fact that the building is currently vacant as the retail use of the premises could re-commence in the future without the need for planning permission.

8. Taking the above matters into consideration, I conclude that it is unlikely that the parking demand associated with the proposal would be materially greater than that associated with the retail use of the site and therefore the transport and highways impacts of the development would be acceptable.”

This conclusion on the matter of parking in the recent decision is a material consideration in favour of the proposal.

7.10.9 The Local Highway Authority do not object to the development on highway capacity or safety grounds. They are aware of the appeal but state that parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

7.10.10 The comments of the Highways Authority are noted, however, given that the parking demand created by the proposed dwelling is likely to be less than the former retail use on the site (which could be resurrected), the parking beat survey demonstrates sufficient on street parking is available and the conclusions of the independent Inspector in the recent appeal, it is considered that a refusal on parking grounds would not be justified.

7.10.11 Therefore, although the development would not comply with the Northamptonshire parking standards and policy 8 (b) (ii) by providing 2 off road parking spaces, material considerations of the parking demand for the existing uses, parking beat survey and the appeal decision outweigh the conflict with policy in this instance.

7.11 Contamination

7.11.1 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land

within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.11.2 The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.11.3 The site is not considered to have any risk of contamination from its former use. The Environmental Protection Officer confirms no objections subject to a condition that work ceases and mitigation be submitted should contamination be found.

7.11.4 No objections in relation to contamination have been received.

7.11.5 The proposals are therefore considered to comply with policy 8 (e) (i) and (ii) of the JCS.

7.12 Crime and disorder

7.12.1 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.12.2 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.12.3 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.12.4 The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.12.5 The development layout provides secure pedestrian access for the dwelling which is overlooked from the street. No objection has been received regarding crime issues.

7.12.6 The proposed development will comply with policy 8 (e) (vi) of the JCS.

7.13 Conditions

The revised NPPF requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Equality – Due regard has been taken to the council’s equality duty as contained within the Equalities Act 2010. The development would provide one small dwelling which would be more affordable and would meet category 2 of the national accessibility standards and comply with the minimum gross internal floor area and storage for a 2 storey, 2 bedroom 2 person dwelling set out in the nationally described space standards.

8.2 Health Impact Assessment – Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development is acceptable in principle and complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to achieving sustainable development, achieving well-designed places, raising design standards, delivering a home in a rural area, and promoting sustainable transport. The proposed development does not provide on-site car parking, contrary to policy 8 (b) (ii) of the JCS and the Northamptonshire parking standards. In this instance the material considerations of the parking demand for the existing uses being greater than the parking demand of the proposed use, the availability of on street parking and the appeal decision (APP/H2835/W/18/3217564) which concluded that the transport and highways impacts of the proposed dwelling would be acceptable, as discussed above, are of sufficient weight as to outweigh the policy conflict. In addition, weight is also given to the fact that the site is currently disused, and the proposal will provide an additional small family home and secure an appropriate long-term sustainable use on the site.

10. RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

11. 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.

Drawing 21-038-01 Existing and Proposed Plans Received 29 May 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.

3. Prior to commencement of exterior development works, a schedule of external finish materials, including bricks, slates, windows, doors, guttering, 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 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

4. The dwelling hereby approved shall incorporate measures to limit water use to no more than 105 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.

5. The dwelling will meet category 2 (accessible and adaptable dwellings) of the national Accessibility Standards 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 the 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.

6. No dwelling 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.

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.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be

clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering

4. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.

North Northamptonshire Area Planning Committee (Wellingborough)

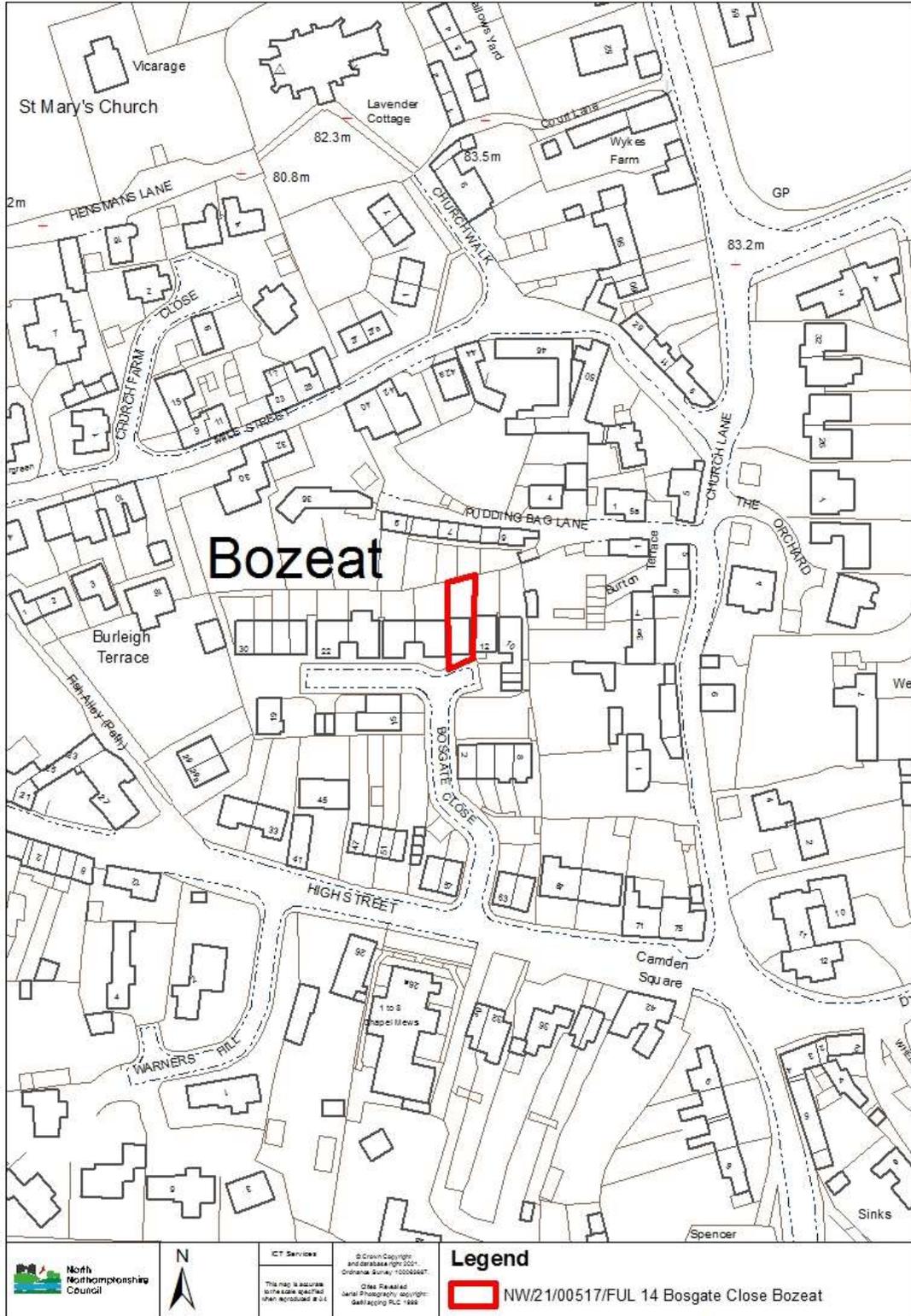
Application Reference	NW/21/00517/FUL	
Case Officer	Ms Kate Skingley	
Location	14 Bosgate Close Bozeat Wellingborough Northamptonshire NN29 7JS	
Development	Proposed loft conversion to form habitable accommodation with 3 rooflights to front and 2 rooflights to rear roofslopes.	
Applicant	Mr and Mrs Baxter	
Agent	Mr Adrian Lloyd	
Ward	Irchester Ward	
Overall Expiry Date	4 August 2021	
Agreed Extension of Time	13th August 2021	
Checked	Principal Planning Manager	Martyn Swann

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the Parish Council have objected, and the recommendation is to approve.

1. Recommendation

- 1.2 That planning permission be **GRANTED** subject to the conditions listed at the end of the report



2. The Application Proposal and Background

2.1 The application proposes a loft conversion to create 2 bedrooms in the roofspace, and the insertion of 3 rooflights to the front and 2 rooflights to the rear roof slopes.

Originally the application proposed the creation of 2 additional bedrooms. However amended plans were received on 14 July 2021 which show an amended internal layout for the proposed works. Two of the existing bedrooms at 1st floor are shown to be combined into one, meaning the increase in the number of bedrooms will be 1 rather than 2 as was originally proposed.

It is also relevant to note that an application was originally made for a Lawful Development Certificate, however this was later withdrawn. The property does not benefit from permitted development rights for these works due to restrictive conditions on the original planning permission (WP/2010/0171/RMM) for the house. As such, a full planning application was required to allow the council to review the proposal against the development plan.

Restrictive condition 7 of Reserved Matters consent WP/2010/0171/RMM states: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008, or any order revoking or re-enacting that Order with or without modification, no additional windows shall be inserted above ground floor level with the express planning permission of the local planning authority.

Reason: In the interests of privacy

Restrictive condition 9 of Reserved Matters consent WP/2010/0171/RMM states: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008, or any order revoking or re-enacting that Order with or without modification, the dwellings shall not be extended in any way without the express planning permission of the local planning authority.

Reason: In the interests of preventing overdevelopment of the site and in the interests of protecting the amenity of nearby residential occupiers.

3. Site Description and Surroundings

3.1 The application site is located within the village of Bozeat approximately 6 miles south of the centre of Wellingborough. The site is in a residential cul de sac accessed off High Street.

The application relates to a 2-storey detached house on the northern side of Bosgate Close which is in an elevated position, the road sloping upwards from High Street.

The property has an allocated parking space and garage to the front, which is shared with 2 other properties, each having a space and a garage.

4. Relevant Planning History

NW/21/00345/LDP	Application withdrawn/undetermined Application for a Lawful Development Certificate for a Proposed development - Loft conversion with 3 rooflights to front and 2 rooflights to rear roof slopes	01.06.2021
WP/2010/0566	Approved Details submitted to discharge conditions 6, 10 and 11 of planning permission WP/2010/0171/RMM and conditions 2 and 4 of planning permission WP/2010/0095/F	11.02.2011
WP/2011/0004	Approved Details submitted to discharge condition 3 and 5 of planning permission WP/2010/0171/RMM and condition 6 of planning permission WP/2010/0095/F	08.02.2011
WP/2011/0022	Approved Details submitted to discharge condition 2 (Landscaping Scheme) of Planning Permission WP/2010/0171/RMM and condition 4 (Site Details) of planning permission WP/2010/0095/F	09.02.2011
WP/2010/0171	Approved with conditions Access, appearance, landscaping, layout and scale details for 14 houses following Outline Consent WP/2008/0145/OM	14.07.2010
WP/2010/0499	Approved Details submitted to discharge conditions 12 and 13 of planning permission WP/2010/0171/RMM	15.11.2010
WP/2008/0480	Refused – Appeal allowed Application for removal of condition 3 of planning permission WP/2008/0145/OM (allowed on appeal)	01.12.2008
WP/2008/0145	Approved with conditions Outline application for 12 no. proposed units - amended plans	23.07.2008
WR/1960/0172	Approved Proposed porch and furnace shed	01.09.1960
WR/1960/0154	Approved with conditions Proposed car park	08.06.1960
WR/1957/0031	Approved Proposed additions	01.03.1957

WR/1961/0121	Approved Proposed extensions to existing club	02.10.1961
BW/1979/0583	Approved Extension to existing car park	15.08.1979
WR/1971/0350	Approved Proposed garage	05.01.1972
WR/1969/0214	Approved Proposed toilet extension and conversion of existing toilets and committee room	25.11.1969
WR/1968/0136	Approved Proposed club room on first floor of existing club	28.06.1968
WR/1967/0134	Approved with conditions Proposed new entrance hall and cloakroom and internal alterations	10.08.1967
WP/2007/0334	Approved with conditions Demolition of working mens club and erection of 4 no. houses and 4 no. flats - amended plans	24.07.2007
WP/2006/0429	Approved with conditions Temporary change of use of car park to house 2 no. mobile homes and erection of timber fencing. (expired 30/09/2007)	16.10.2006

Appeal

WP/2008/0480/A Application for removal of condition 3 of planning permission

WP/2008/0145/OM ALLOW 24 March 2009

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website

<https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Parish/Town Council (Bozeat Parish Council)

The Parish Council object to this application.

Bosgate Close is a cramped development with inadequate parking provision.

Because Bozeat lacks viable public transport options almost all adult residents rely upon private transport.

The Parish Council are concerned that two additional bedrooms will mean an increase in car ownership in the Close.

It should be noted that when permission was granted permitted development rights were removed because of the density of the development.

5.2 Neighbours/Responses to publicity

None Received

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

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

6.2 National Policy

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policy:

8 (North Northamptonshire place shaping principles)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

Other Relevant Documents:

Residential Extensions: a guide to good design

Parking

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- living conditions of the neighbouring occupiers;
- parking;

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

In addition to the specific NPPF requirements set out above, paragraph 40 states that ‘applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

The application site is located within the village of Bozeat, as defined by policy SS1 of the PBW. As such, as the development relates to an existing residential property within the village boundary, the principle of the development is broadly acceptable. However, it is still necessary to assess the proposal against the more detailed policies of the development plan and other material considerations.

7.2 Design, layout and the effect on the character and appearance of the surrounding area

JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The proposal to introduce 3 rooflights to the front roof slope and 2 to the rear of the house is not considered to give rise to any unacceptable impact upon the character and appearance of the street scene or wider area. There are examples of rooflights being added to properties elsewhere in the village and nearby, and whilst they will be visible in the public domain, it is not considered that they will significantly alter the external appearance to the house, or be harmful to the overall character and appearance of the street scene or more widely the village.

The proposal to introduce 5 rooflights is therefore considered to be acceptable and in compliance with policy 8 (d) (i) & (ii) of the JCS.

7.3 Living conditions of the neighbouring occupiers

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. The policy is clear that development should ensure quality of life and safer and healthier communities by protecting amenity and not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users'.

As noted earlier in this report, there is a restrictive condition on the original reserved matters permission for the development of this site, which requires planning permission to be sought for the insertion of windows above first floor level, which would otherwise be permissible under permitted development rights. The reason the condition was added was 'in the interests of privacy'.

The plans show that 3 windows will be installed to the front roof slope, serving a bedroom and the landing, and to the rear, the 2 windows will also serve a bedroom. The plans indicate that the windows will be set approx. 1.5 metres from the floor of the newly created rooms to the bottom of the window and will extend up to 2.1 metres to the top of the rooflights. The windows are shown to pivot open from the middle.

The windows are therefore set quite high into the roof space, to not allow for any direct overlooking or loss of privacy to the occupiers of the neighbouring properties or to properties at the rear. It is therefore considered, that as the windows are not located in the side of the house, and are set relatively high into the roof slope, that they will not give rise to any overlooking or loss of privacy to the occupiers of the adjacent property or the properties to the rear of Puddingbag Lane which are set up higher than the application site.

In conclusion, whilst it is noted that a restrictive condition was imposed on the original reserved matters permission for this dwelling which did not allow windows above first floor to be inserted without the benefit of planning permission, it does not mean that they would not be acceptable at all. It just meant that consideration must be given by the local planning authority as to whether they would be acceptable or whether they would give rise to any unacceptable loss of privacy or overlooking.

As noted, the windows are set relatively high into the roof slope, and as such the bottom of the rooflight will be 1.5 metres above the floor level. Due to their height, and the fact they are on a roof slope and not on a flat elevation or to the side of the property, it is not considered that they will give rise to any unacceptable overlooking or loss of privacy, the proposal is therefore considered to comply with policy 8 (e) (i) of the JCS.

7.4 Parking

Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (i) of the JCS.

The revised proposal is for the conversion of the existing loft space into 2 bedrooms and a bathroom, but with 2 existing bedrooms at 1st floor being combined into one. As noted earlier in this report, condition 9 of the original permission for the dwelling was clear that no dwelling should be extended without permission from the local planning authority. It was not clear however which part of the order was referred to in relation to being 'extended' and as such it has been assumed that this also relates to loft conversions which would fall under Class B of the current Town and Country Planning (General Permitted Development) (England) Order 2015.

This condition was imposed 'in the interests of preventing overdevelopment of the site and in the interests of protecting the amenity of nearby residential occupiers. This means that where the conversion of the loft into additional habitable accommodation may normally be possible under permitted development, due to this condition being imposed, it is necessary for the applicant to seek permission so that the impact of the extended accommodation can be fully considered.

Originally the application proposed the creation of 2 additional bedrooms. However, following concerns raised about the amount of parking available at the property by both the highway officer and the parish council, the applicant was asked to undertake a parking beat survey or reduce the amount of habitable accommodation that was being proposed. The applicant provided updated plans that showed a reduced level of accommodation, showing the dwelling turning from a 4 bed to a 5 bed rather than to a 6 bed as was originally proposed.

The property currently has 4 bedrooms, and the creation of an additional bedroom will create a 5-bedroom house. The Northamptonshire parking standards recommend that a house with 4 or more bedrooms should have 3 parking spaces. Currently the property has one off road parking space and a garage. However, garages are not now generally counted towards parking numbers as they can be used for other purposes and are generally too small to be used for parking cars. As such the dwelling currently has a shortfall of 2 parking spaces against current recommended standards. It is acknowledged however, that at the time the original scheme was approved, garages were likely to have been counted as a parking space.

Whilst it is acknowledged that the number of bedrooms will be increased, and that the existing parking provision is already under the current recommended standards for North Northamptonshire, the recommended standard is however the same for a 4-bedroom property as it is for a 5 bedroom property.

It is also noted that being a village location there may be a heavier reliance on a private car than in other, more central parts of North Northants. However, at the time the original scheme was approved, different parking requirements were sought than may be recommended today. As such, on balance whilst the increase in bedrooms is noted, and a parking beat survey has not been undertaken, it is considered for the reason set out above and because the parking required against the current recommended standards is the same for a 4 or 5 bedroom property, that the proposed development is acceptable. The proposed development on balance is

therefore considered to be acceptable and will broadly comply with Policy 8 (b) (i) of the JCS.

7.5 Conditions

The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Equality – Due regard has been taken to Council’s equality duty as contained within the Equalities Act 2010.

8.2 Health Impact Assessment – Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion (c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. CONCLUSION/PLANNING BALANCE

The proposed development broadly complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions listed at the end of the report.

11. 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 hereby approved shall be carried out in accordance with the following amended plans/details:

Drawing: 1866/03/21 Rev2 (registered 14 July 2021)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

11. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.

To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

Received appeals

No appeals received.

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ITEMS TO NOTE

Delegated officers report

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH) -
11 August 2021**

The following applications dealt with under the terms of the Executive Director Place and Economy delegated powers.

NW/21/00064/FUL

Location 4 Market Street, Wellingborough, Northamptonshire, NN8 1AN
Proposal Subdivision of retail unit to create a ground floor unit Use Class E(a) and first floor unit Use Class E(a) and installation of entrance on side elevation to first floor unit - revised description and amended plans
Decision Application Permitted

NW/21/00172/VAR

Location 21 Rock Street, Wellingborough, Northamptonshire, NN8 4LW
Proposal Variation of condition 4 of planning permission reference number: WP/18/00623/FUL to remove the existing single glazed metal windows with centre openers and fit 'SMART' Alitherm Aluminium thermally broken double glazed windows. Colour to be agreed.
Decision Application Refused

NW/21/00182/FUL

Location 1 Church Lane, Wollaston, Wellingborough, Northamptonshire
Proposal Proposed single storey extension to form breakfast room, conversion of storeroom to gym, alterations to entrance porch including application of rendering, replacement rendering to (south/south-west) wing, and conversion of garages to form home office/kitchenette/store
Decision Application Refused

NW/21/00183/LBC

Location 1 Church Lane, Wollaston, Wellingborough, Northamptonshire
Proposal Listed building consent for proposed single storey extension to form breakfast room, conversion of storeroom to gym, alterations to entrance porch including application of rendering, replacement rendering to (south/south-west) wing, and conversion of garages to form home office/kitchenette/store
Decision Application Refused

NW/21/00260/FUL

Location 194 Shelley Road, Wellingborough, Northamptonshire, NN8 3DS
Proposal Change of use of summerhouse to beauty studio. Opening hours:
Monday to Friday 9am to 7pm, Saturday 9am to 6pm, Sundays and bank
holidays: closed
Decision Application Permitted

NW/21/00341/FUL

Location The Dolphins, 25 Kettering Road, Great Harrowden, Wellingborough
Proposal Conversion and extension of an existing detached garage/store to form a
detached one bedroom annex to 25 Kettering Road Great Harrowden.
Additional windows in the side and rear elevation of the garage/store are
proposed and a patio would be formed around two sides of the building
Decision Application Permitted

NW/21/00362/FUL

Location 3 York Road, Wollaston, Wellingborough, Northamptonshire
Proposal Single storey side extension with a lean-to roof
Decision Application Permitted

NW/21/00366/FUL

Location 143 Doddington Road, Earls Barton, Northampton, Northamptonshire
Proposal Detached triple garage/plant room/kitchen and WC
Decision Application Permitted

NW/21/00393/FUL

Location Poplars Yard, 300 Thrapston Road, Finedon, Wellingborough
Proposal Full planning application for the erection of three agricultural buildings,
creation of hardstanding yard, and associated works
Decision Application Permitted

NW/21/00404/FUL

Location 145 Hinwick Road, Wollaston, Wellingborough, Northamptonshire
Proposal Proposed rear single/two storey and front porch extensions. Demolition
of single storey WC/Store/Lobby
Decision Application Permitted

NW/21/00416/FUL

Location 15 Chequers Lane, Grendon, Northampton, Northamptonshire

Proposal Detached garage with home office/games room over

Decision Application Permitted

NW/21/00438/ADV

Location 35 - 45 Burton Road, Finedon, Wellingborough, Northamptonshire

Proposal 1 no. internally illuminated fascia logo; 1 no. non-illuminated fascia lettering; 3 no. externally illuminated canopy signs; internally illuminated totem sign and wall-mounted poster frame.

Decision Application Permitted

NW/21/00441/FUL

Location 2 - 20 Booth Drive, Wellingborough, Northamptonshire, NN8 6GR

Proposal Creation of amended site access and amended internal vehicular circulation routes and traffic management. Installation of 3 no. external HGV docking bays to south east elevation and installation of new roller shutter door to south east elevation. Creation of ramped loading bay area to serve new docking bays.

Decision Application Permitted

NW/21/00450/ADV

Location 26B Market Street, Wellingborough, Northamptonshire, NN8 1AX

Proposal Illuminated timber fascia sign boards to front elevation

Decision Application Permitted

NW/21/00459/FUL

Location 11 Park Close, Sywell, Northampton, Northamptonshire

Proposal AMENDED PLANS - Addition of a '3 bay' green oak cart shed with office accommodation above. Two open bays and one closed bay. External side stairs leading to first floor with 3 dormers facing towards main house and 3 veluxes to rear.

Decision Application Permitted

NW/21/00460/FUL

Location 34 Finedon Road, Wellingborough, Northamptonshire, NN8 4EB
Proposal Change of use from residential care home (Use Class C2) to a single dwelling (Use Class C3)
Decision Application Permitted

NW/21/00462/FUL

Location 146 Northampton Road, Wellingborough, Northamptonshire, NN8 3PJ
Proposal Single storey side extension to existing bungalow to form granny annex. Demolition of side conservatory.
Decision Application Refused

NW/21/00468/FUL

Location Grendon Hall, 67 Main Road, Grendon, Northampton
Proposal Retrospective planning permission for the erection of a hardwood timber gate; 100mm x 150mm oak posts on each side and 0.5metre feather boarded timber panels, lightly stained on top of an existing stone wall
Decision Application Refused

NW/21/00469/LBC

Location Grendon Hall, 67 Main Road, Grendon, Northampton
Proposal Retrospective listed building consent for the erection of a hardwood timber gate; 100mm x 150mm oak posts on each side and 0.5metre feather boarded timber panels, lightly stained on top of an existing stone wall
Decision Application Refused

NW/21/00475/FUL

Location 21 Rock Street, Wellingborough, Northamptonshire, NN8 4LW
Proposal Change of use from commercial to 5 studio flats
Decision Application Refused

NW/21/00476/FUL

Location 9 Wollaston Road, Irchester, Wellingborough, Northamptonshire
Proposal Change of use of building to mixed use, including existing restaurant, takeaway and proposed taxi booking office
Decision Application Permitted

NW/21/00477/FUL

Location 39 Queen Street, Bozeat, Wellingborough, Northamptonshire

Proposal Proposed loft conversion, including internal changes, the addition of a dormer on the rear elevation with a single window and a french window with a juliet balcony and two small windows either side and three velux roof lights in the front elevation. Proposed single storey extension to side and front.

Decision Application Permitted

NW/21/00480/LDP

Location 4 Hilltop Road, Little Harrowden, Wellingborough, Northamptonshire

Proposal Detached outbuilding

Decision Application Permitted

NW/21/00483/FUL

Location Land at rear and adjacent Old Pump Station, Furnace Lane, Isham, Northamptonshire

Proposal Creation of Great Crested Newt Habitat including ponds and earth banks (engineering operation)

Decision Application Permitted

NW/21/00489/LBC

Location Museum Tower, 19 Finedon Hall, Mackworth Drive, Finedon

Proposal Amendment to granted listed building consent (NW/21/00022/LBC) to install 4 (no) smaller roof hatch (460 millimetres x 610 millimetres) above each gully location in lieu of 1(no) roof hatch (517 millimetres x 980 millimetres) granted. This will provide safer access to each of the 4 (no) gullies located at each corner of the roof to undertake regular ongoing cleaning in addition to a lower and therefore more discreet access behind the parapet

Decision Application Permitted

NW/21/00494/FUL

Location Rear of 1, 1 Grant Road, Wellingborough, Northamptonshire

Proposal Demolition of three roller shutter doors and brick wall. Construction of 6 dwellings on former industrial unit in a three storey building with communal private amenity area to the rear, detached structures containing cycle and bin storage. (3 x 2 bed and 3 x 1 bed apartments)

Decision Application Refused

NW/21/00495/FUL

Location 20 Roman Way, Irchester, Wellingborough, Northamptonshire
Proposal Proposed single storey extension to side of existing detached dwelling with internal alterations. Demolition of detached garage
Decision Application Permitted

NW/21/00499/FUL

Location 33 Princess Way, Wellingborough, Northamptonshire, NN8 2HA
Proposal Demolition of existing outbuildings and detached garage and erection of part two storey and part single storey side extension and single story rear extension, to form an annex. The formation of an area of hardstanding to form parking spaces for three vehicles and turning area. The erection of a detached cycle store
Decision Permitted Development (BCW)

NW/21/00501/LBC

Location 20 - 22 West Street, Earls Barton, Northampton, Northamptonshire
Proposal Listed Building Consent for the removal of the existing rear kitchen window and replace with hard wood external doors
Decision Application Permitted

NW/21/00502/LDP

Location 4 Johnson Avenue, Wellingborough, Northamptonshire, NN8 2QT
Proposal Use of a C3 dwelling house as a C2 children's home for a maximum of 2 resident children receiving care aged 10-18 with autism and/or learning disabilities. (see supporting statement for further details)
Decision Application Permitted

NW/21/00503/FUL

Location 59 Stanwell Way, Wellingborough, Northamptonshire, NN8 3DE
Proposal Raise patio to rear by 0.41 metres above ground level and provision of hand rails. Remove existing window in ground floor rear elevation and cut out brickwork below to form a new 1500 millimetre wide double door with level access threshold. Provide a fully opening side window next to door
Decision Application Permitted

NW/21/00507/FUL

- Location** 5 Ashton Grove, Wellingborough, Northamptonshire, NN8 5ZA
- Proposal** Conversion of roof into habitable accommodation and the installation of 2x pitched roof dormers on the front elevation of the roof and 2 velux roof lights in the rear elevation of the roof.
- Decision** Application Permitted

NW/21/00508/FUL

- Location** Village Farm, 30 Wilby Road, Mears Ashby, Northampton
- Proposal** The creation of ancillary accommodation within the wash house building. The proposed internal works include the complete renovation and refurbishment of the building and the following alterations. First floor - Removal of existing full height partition and replace with glazed balustrade. Installation of timber stud partitions to form reading room, bedroom and en-suite bathroom. Ground Floor - Form opening between existing main wash house and corridor. Convert existing corridor to form ground floor WC. Convert main room into lounge and kitchen area.
- The proposed external alterations are as follows - Replace existing door to front elevation with fully glazed window. Replace the existing door to front elevation to the corridor. Replace the existing door to the rear elevation with fully glazed window. Replace the existing door to the rear elevation with a part boarded and part glazed window to the top panel. Installation of three conservation rooflights to the rear roof slope.
- Installation of additional window to first floor above existing door to corridor
- Decision** Application Permitted

NW/21/00509/LBC

- Location** Village Farm, 30 Wilby Road, Mears Ashby, Northampton
- Proposal** Listed Building Consent for the creation of ancillary accommodation within the wash house building
- Decision** Application Permitted

NW/21/00510/FUL

- Location** 61 Fullwell Road, Bozeat, Wellingborough, Northamptonshire
- Proposal** Demolish attached garage and erection of part single storey and double storey side extension.
- Decision** Application Permitted

NW/21/00518/FUL

Location 7 Dowthorpe Hill, Earls Barton, Northampton, Northamptonshire
Proposal Demolition of existing garage and construction of new two storey side extension and part two storey part single storey rear extension.
Decision Application Permitted

NW/21/00519/FUL

Location 41 Brickhill Road, Wellingborough, Northamptonshire, NN8 3JR
Proposal Single storey rear extension, and conversion of detached double garage to insulated gym/studio including the removal of the garage door and infilling with full length windows/door and brick infilling on east elevation
Decision Application Permitted

NW/21/00522/LDP

Location Appleby Barn, 100-138 Sywell Road, Wellingborough, Northamptonshire
Proposal Lawful development certificate for the proposed stationing of a caravan within the garden of the existing dwelling at Appleby Barn, (the "Main Dwelling"), for occupation as an ancillary residential (C3) annexe by immediate family members of the owners or occupiers of the Main Dwelling and the demolition and re-erection of an outbuilding
Decision Application Permitted

NW/21/00526/FUL

Location 18 Swanspool Parade, Wellingborough, Northamptonshire, NN8 2BZ
Proposal Replacement of existing windows and door with upvc units in matching style and appearance. Replacement of windows in rear facing ground floor box bay with aluminium bi-fold doors and side panels.
Decision Application Permitted

NW/21/00527/FUL

Location 11 Beech Crescent, Irchester, Wellingborough, Northamptonshire
Proposal Construction of a rear conservatory and a single storey flat roof side extension
Decision Application Permitted

NW/21/00529/PAJ

- Location** 1 - 3 High Street, Wollaston, Wellingborough, Northamptonshire
- Proposal** An application to determine if prior approval is required under Class O of Part 3 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). Creation of three 2 bedroom flats. All habitable rooms to have adequate ventilation and natural light
- Decision** Prior Approval/Notification Refused

NW/21/00531/PNA

- Location** Land adjacent railway, Station Road, Irchester, Northamptonshire
- Proposal** Application to determine if prior approval is required for a proposed agricultural building: steel portal frame on a concrete base with box profile sheet roof
- Decision** Prior Approval/Notification Refused

NW/21/00546/AMD

- Location** 12 Redhill Crescent, Wollaston, Wellingborough, Northamptonshire
- Proposal** Non-material amendment to planning permission ref: WP/20/00625/FUL for inclusion of new ground floor rear window next to back door.
Alteration to the position of ground floor side window and increase frame size.
- Decision** Application Permitted

NW/21/00619/SCR

- Location** Grendon Lakes, Main Road, Grendon, Northampton
- Proposal** Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2015): Regulation 6 (1) Request for a Screening Opinion in Relation to a Battery Storage Facility (BSF) land adjacent to Grendon Substation, Grendon Lakes, Wellingborough
- Decision** Environmental Impact Assessment Required

WP/20/00072/REM

- Location** Land Area 20 Stanton Cross (N of Leyland Complex) - Residential, Irthlingborough Road, Wellingborough, Northamptonshire
- Proposal** Reserved matters application for the erection of 180 dwellings for residential use along with all roads, sewers, landscaping, garages and all ancillary works pursuant to planning permission ref: WP/15/00605/VAR
- Decision** Application Permitted

WP/20/00073/REM

- Location** Land Areas 10A And 10B Residential Stanton Cross, Irthlingborough Road, Finedon, Wellingborough
- Proposal** Reserved matters application for the erection of 381 dwellings for residential use along with all roads, sewers, landscaping, garages and all ancillary works pursuant to planning permission ref: WP/15/00605/VAR - AMENDED DESCRIPTION
- Decision** Application Permitted

WP/20/00753/FUL

- Location** 3 High Street, Ecton, Northampton, Northamptonshire
- Proposal** Enlargement of existing bedroom within existing roofspace and a new dormer style roof window to rear elevation (amended description and amend plan)
- Decision** Application Permitted

WP/20/00754/LBC

- Location** 3 High Street, Ecton, Northampton, Northamptonshire
- Proposal** Listed Building Consent for the enlargement of existing bedroom within existing roofspace and a new dormer style roof window to rear elevation (amended description and amend plan)
- Decision** Application Permitted

BACKGROUND PAPERS

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

North Northamptonshire Council, Wellingborough Office, Executive Director Place and Economy, Swanspool House, Doddington Road, Wellingborough.

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