

Minutes of the Area Planning Committee Wellingborough

held at 7:00 pm on Wednesday 13 October 2021 in the Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Paul Bell
Councillor Matt Binley
Councillor Jonathan Ekins

Councillor Malcolm Waters (Vice Chair)
Councillor Ken Harrington
Councillor King Lawal
Councillor Malcolm Ward

Officers

Mr J Upton (Principal Planning Manager)
Mrs D Kirk (Senior Development Management Officer)
Ms K Skingley (Senior Development Management Officer)
Mr N Bell (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Support Officer)

1 Apologies for non-attendance

RESOLVED to note an apology was received from Councillor Lora Lawman.

2 Declarations of Interest

RESOLVED to note there were no declarations received.

3 Minutes of the meeting held on 15 September 2021

RESOLVED that the minutes of the planning committee held on 15 September 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 NW/21/00497/FUL – Parochial Rooms adjacent 13 College Street, Wollaston**

The Committee considered an application for a change of use from function hall to residential class C3. Including the subdivision of one building into two x two bed dwellings. Single storey section of the function hall to be demolished and the land subdivided to provide bike/bin storage area for the two new units and the remainder to be incorporated into 13 College Street as residential garden at the Parochial Rooms adjacent 13 College Street, Wollaston for Mr J French.

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 presented the report giving full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report and also the updated wording in relation to Conditions 1 and 4 referred to in the late letters' list.

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

The applicant addressed the committee and explained how he had tried to preserve the heritage and character of the building and maintain it in keeping with the surrounding area. He considered he had appeased the comments made by local residents, the planning officer and the conservation officer. In relation to parking he considered the proposal was the least amount of disruption of the options available.

The Chair then invited the committee to determine the application.

It was proposed by Councillor King Lawal and seconded by Councillor Jon Ekins that planning permission be granted.

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

RESOLVED that planning permission be granted subject to the 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 hereby approved shall be carried out in accordance with the following plans/details:

Proposed floorplans and elevations JF/21/126-02 Rev C (registered 4 October 2021)

Location and Block Plan JF/21/126-03 Rev B (registered 27 September 2021)

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

3. Prior to first occupation of the development hereby approved proposals for minimising emissions to air from space heating systems shall be submitted to the local planning authority for approval and the approved heating systems shall be installed on site prior to occupation of the dwellings and shall be maintained in working order thereafter.

Reason: To comply with policy 8(e), (ii), of the North Northamptonshire Joint Core Strategy and Air Quality Supplementary Planning Guidance

4. Prior to the first occupation of the development hereby approved, all new external doors and windows, including the rooflights will be installed in accordance with details that shall have been first submitted for approval in writing by the local planning authority. Details shall include as a minimum details of all proposed external doors, windows and conservation rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, finish, and ironmongery and detail the levels of obscuration and opening.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby approved, works to the porches will have been undertaken in accordance with a method statement setting out the approach to the repair and restoration of the two front porches that shall have been first submitted to and approved in writing by the local planning authority.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the approved development the bin and bike storage area must have been installed, in accordance with details that will have been first submitted to and approved in writing by the local planning authority. The details must include as a minimum, drawings showing the form and finish and materials to be used.

Reason: In the interests of visual amenity and the character of the area in accordance with policy 8 (d) (i) and (ii) and Policy 2 (a) of the North Northamptonshire Joint Core Strategy

7. Prior to the first occupation of the development hereby approved, the external finishes to the west (street facing) elevation shall have been completed in accordance with a schedule that will have been submitted to the local planning authority for approval in writing.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the approved details, prior to the first occupation of the development hereby approved boundary treatments will have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:100) detailing the position of all proposed and retained boundary treatments and annotated or accompanied by a schedule specifying the type, height, composition and appearance of the boundary treatment throughout the site. The boundary treatments will be retained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

9. Prior to the first occupation of the development hereby approved a lighting plan will have been submitted to and approved in writing by the local planning authority, setting out the location and type of any external lighting to be fitted at the site. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation and shall be subsequently retained in that form thereafter.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

10. 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 ground floor windows on the eastern elevation shall be non-opening and shall be fitted 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 windows shall not be altered to clear glazing or opening 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development covered by Class A, AA, B, C, D and E; of Schedule 2 to that Order shall be carried out without the specific grant of planning permission from the local planning authority.

Reason: To ensure that any development at the site harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

12. The provision of ducting, allowing for providing fibre optic cable into each individual dwelling to enable superfast broadband shall be installed prior to the first occupation of each dwelling.

Reason: To ensure the development is served by superfast broad band in accordance with policy T4 of the Wollaston Neighbourhood Plan.

13. The dwellings 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.

14. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

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

15. No dwellings shall be occupied until the bin store shown on the approved plans has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated bin storage 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 (e) (i) of the North Northamptonshire Joint Core Strategy.

16. Prior to the first occupation of the development hereby approved, bird boxes (1 for each dwelling) shall be erected on a suitable part of the residential property.

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

(ii) Planning application NW/21/00540/REM – Land adjacent 79-81 Farndish Road and rear 2 to 26 James Street, Farndish Road, Irchester

The Committee considered an application for a reserved matters application for the erection of up to 75 dwellings for residential use including details of the appearance, landscaping, layout and scale pursuant to planning permission ref: WP/19/00154/OUT on land adjacent 79-81 Farndish Road and rear 2 to 26 James Street, Farndish Road, Irchester for Mulberry Property Developments Limited.

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 presented the report giving full and comprehensive details.

It was recommended that the reserved matters consent be granted subject to the conditions set out in the report.

A request to address the meeting had been received from Councillor Jon-Paul Carr (Ward Councillor) and the committee was given the opportunity to ask questions for clarification.

The Ward Councillor thanked all parties involved with this development. He raised concerns regarding the footpath from the site and highway queries which were clarified by the Senior Development Management Officer.

The Chair then invited the committee to determine the application.

It was proposed by Councillor Paul Bell and seconded by Councillor Ken Harrington that the reserved matters consent be granted.

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

RESOLVED that reserved matters consent be granted subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings:
Received 14 June 2021
18870/1005 Location Plan
18870/1016 Views to St Katharine's Church Plan
RDC1159/110 2 Bed Bungalow + Study
RDC1159/111 Beacon V1 House details

RDC1159/112 Abbey House details
RDC1159/113 Farnwell House details
RDC1159/114 Warwick House details
RDC1159/115 Carlton House details
RDC1159/118 Pitsford House details
RDC1159/119 Yardley House details
RDC1159/121 Blenheim Floor Plans
RDC1159/123 Sherbourne Elevations
RDC1159/124 Sherbourne Plans
RDC1159/125 Harrington Elevations
RDC1159/126 Harrington Plans
RDC1159/127 Carlton V2
RDC1159/130 Beacon Render
RDC1159/131 Abbey Render
RDC1159/132 Farnwell Render
RDC1159/133 Warwick Render
RDC1159/134 Carlton Render
RDC1159/135 Humberstone Render
RDC1159/136 Foxtan Render
RDC1159/137 Yardley Render
RDC1159/138 Sherbourne Elevations Render
RDC1159/139 Sherbourne Plans Render
RDC1159/140 Carlton V2 Render
RDC1159/150 1 Bed Flats Elevations
RDC1159/151 1 Bed Flats Plans
RDC1159/152A 1 Bed Bungalow
RDC1159/153 Sheldon
RDC1159/154 Kingbury
RDC1159/155 Shipley
RDC1159/156 4B Narrow
RDC1159/157A 3B5P
RDC1159/160A Single Garage
RDC1159/161 Double Garages
RDC1159/162 Substation
RDC1159/163 Bin Store

Received 10 Sept 2021

18870/1007B Refuse Strategy Plan
18870/1008B Fire Vehicle Tracking
18870/1009B Car Parking Strategy
18870/1010B Open Space Strategy
18870/1011B Materials Layout Plan
18870/1017A Movement Plan
GL1552 01 B Detailed Landscaping Proposals (Sheet 1 of 2)
GL1552 02 B Detailed Landscaping Proposals (Sheet 2 of 2)
RDC1159/120B Blenheim Elevations
RDC1159/158C Beacon V2
RDC1159/159C Beacon V2 Render

Received 21 Sept 2021

18870/1006C Planning Layout
18870/1015B Boundary Treatment Plan

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. Nothing herein shall be deemed to affect or vary the conditions imposed on outline planning permission reference WP/19/00154/OUT; dated 01.03.2021; which shall continue in full force and effect, in so far they are expressly varied by conditions hereby imposed.

Reason: For the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

3. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reasons: 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.

4. 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.

5. All hard and soft landscape works 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.

6. Before the first occupation of each associated dwelling the boundary treatment shown on the approved plans 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.

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

7. No dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials has been completed in accordance with the approved plans 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. 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.

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) (ii) of the North Northamptonshire Joint Core Strategy.

8. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing has been constructed, surfaced and permanently marked out 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. The car parking area provided 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.

9. Prior to the commencement of development above slab level, details of the proposed lighting scheme for the lighting of the shared private driveways, shared parking courts and pedestrian routes shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and 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 and/or pedestrian route and shall be retained in that form thereafter 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.

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.

10. The development hereby approved shall be carried out in accordance with the materials specified on the approved 18870/1011B Materials Layout Plan.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

11. In the event 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. 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 on that phase 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 112 (e) of the National Planning Policy Framework.

5 Delegated Officers' Report

RESOLVED to note the Delegated Officers' report.

6 Close of Meeting

The meeting closed at 7:29 pm.

Chair

Date