

# Public Document Pack



**Meeting:** Area Planning Committee Corby  
**Date:** Wednesday 22nd March, 2023  
**Time:** 7.00 pm  
**Venue:** Council Chamber, Corby Cube, George Street, Corby, NN17 1QG


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To members of the Area Planning Committee Corby

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

Substitute Councillors Buckingham, Nichol, McGhee

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p><b>Proper Officer</b> <b>14 March 2023</b></p>			

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

This agenda has been published by Democratic Services.  
Committee Administrator: Pauline Brennan



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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 21 March 2023
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 21 March 2023

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## **Minutes of a meeting of the Area Planning Committee Corby**

At 7.00 pm on Wednesday 16 November 2022

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

### **Present: -**

Members

Councillor Kevin Watt (Chair)

Councillor David Sims (Vice Chair)

Councillor Jean Addison

Councillor Lyn Buckingham

Councillor William Colquhoun

Councillor Alison Dalziel

Councillor Peter McEwan

Councillor Ross Armour

Councillor Simon Rielly

### **67 APOLOGIES FOR ABSENCE**

No apologies for absence were received.

### **68 MEMBERS' DECLARATIONS OF INTEREST**

Councillor McEwan declared a non-prejudicial interest as he was a Ward Councillor for the application area.

### **69 MINUTES OF THE MEETING HELD ON 21 September 2022**

The minutes of the previous meeting were moved by Councillor Armour and seconded by Councillor Sims.

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 21 September 2022.

### **70 APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT AND APPEAL INFORMATION\***

The Committee considered the following applications for planning permission, which were set out in the Planning Application report and supplemented verbally at the meeting.

The report included details of the application and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions: -

**NC/22/00332/DPA**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Change of use from Use Class C4 HMO 6 persons to Sui Generis HMO 9 persons.</p> <p>Application No: NC/22/00332/DPA</p> <p><u>Speakers:</u></p> <p>Mr Newby addressed the Committee on behalf of the Objector (Corby Town Council), the Beat Parking Survey showed adequate parking during the day but it was the case that at night there was insufficient parking for another 6 cars, there had been a window installed in the loft without consultation, the Town Council wanted to stop any further HMO's and would continue to object.</p> <p>The Agent Mr Hawkins addressed the Committee, there had been issues raised about three concerns.</p> <ul style="list-style-type: none"><li>• Parking</li><li>• Fire Safety, and</li><li>• Bins</li></ul> <p>The relevant consultations had taken place, providing a Beat Parking Survey, consultation with the local Fire Officer and how many bins would be required.</p> <p>The Tenancy Agreement would ensure that no-one under 30 years of age would be granted a tenancy, and only one car per room would be allowed.</p> <p>The window referred to was already in situ.</p>	<p>Members received a report that sought planning permission for a change of use from (C3) residential to Sui Generis (HMO).</p> <p>Members heard from the Agent and an objector, they questioned the parking availability but were advised by officers that there was adequate parking provision in the street.</p> <p>Following debate, it was proposed by Councillor Armour, seconded by Councillor Addison subject to an additional condition that the number be reduced from 9 to 8 persons the application be approved, in line with the officers' recommendation.</p>

(Voting: For 6; Against 2)

The application was therefore **AGREED**

**Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.  
**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in writing to discharge other conditions attached to this decision.  
**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.
3. The cycle storage area (detailed on Drawing PL.01 Revision B received 13th September 2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.  
**Reason:** In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).
4. The bin storage area (detailed on Drawing PL.01 Revision B received 13th September 2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.  
**Reason:** In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).
5. There shall be no more than 8 occupants (people) at any time resident at the property known as 23 Sutherland Road, Corby.  
**Reason:** In the interests of securing a high standard of amenity for future occupants in accordance with Paragraph 130 (f) of the National Planning Policy Framework (2021) and Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

INFORMATIVE NOTE:

1. Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

**71. CLOSE OF MEETING**

The meeting closed at 7:18 pm.

\_\_\_\_\_  
Chair

Date \_\_\_\_\_

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# Agenda Item 4.1



**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)  
Wednesday 22<sup>nd</sup> March 2023.**

<b>Application Number:</b>	<b>NC/23/00006/DPA</b>
<b>Case Officer:</b>	<b>Hollie McPherson</b>
<b>Location:</b>	<b>Wednesday 22<sup>nd</sup> March 2023</b>
<b>Development:</b>	<b>Construction of a new detached bungalow including single detached garage</b>
<b>Applicant:</b>	<b>Mr MacFarlane</b>
<b>Agent:</b>	<b>Mrs Allen</b>
<b>Ward:</b>	<b>Corby West Ward</b>
<b>Overall Expiry Date:</b>	<b>Extension of time agreed 31.03.2023</b>

## **List of Appendices**

None.

## **Scheme of Delegation:**

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation and cannot be resolved through negotiation.

### **1. Recommendation:**

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1.1 That Planning Permission be GRANTED subject to planning conditions.

### **2. The Proposal**

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2.1.1 The application seeks consent for the erection a new detached bungalow dwellinghouse on this land to the east of 9 Fermyn Place, with associated parking facilities and private amenity space to the rear.

2.1.2 The proposed bungalow dwelling has a height of 5.53m, maximum depth of 13.33m, maximum width of 11.46m, with a detached garage for secure cycle storage, measuring 3.2m x 6.2m and subservient in height to the dwelling.

2.1.3 This application seeks a small revision to the rear of the proposed dwelling – an extension which is 1.7m in depth, and 4.7m in width. There are no other proposed changes.

2.1.4 This application is a revision of planning reference NC/22/00063/DPA, which has not yet lapsed.

2.1.5 Although this application is a minor amendment to this previously approved scheme, it has been submitted as full planning application rather than through a S73 (Town and Country Planning Act 1990) application to revise condition 2 of planning reference (accordance with the approved plans). It therefore must be assessed as a full application accordingly, noting the previous permission as a material consideration.

### **3. Site Description**

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3.1.1 The application relates to land adjacent to No.9 Fermyn Place, which is located within the Corby West area. The application site is approximately 554.11sqm, surrounded by residential dwellings to the north, east and west, and woodland to the south. Dwellings within this part of the area of mainly detached properties, with varying styles and sizes. The site not located within a conservation area and is in flood zone 1.

## 4. Relevant Planning History

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4.1.1 NC/22/00063/DPA - Construction of a new detached bungalow including single detached garage – approved 14.04.2022

## 5. Statutory Consultation Responses

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### Internal

#### 5.1.1 Highway Engineer

The North Northamptonshire Highways liaison officer has observed that the existing access proposed for shared use does not meet the widths prescribed.

The access has already been granted under planning permission reference NC/22/00063/DPA and has not been altered on this new application. The applicant has also informed the LPA that it is not possible to widen the access as the land is not within the client's ownership.

#### 5.1.2 Environmental Health

The North Northamptonshire Environmental Health Liaison Officer has raised no objection to the proposal, though a condition of actions in the event of unexpected contamination is to be attached, to ensure that risks from land contamination to the future users of the development and neighbouring land area minimised, and that works can be carried out safely on site.

### Advertisement/ Representation

Public consultation was carried out by way of site notice: posted on 11.01.2023, as well as notification to the below neighbours on 10.01.2023:

- 8 Delapre Place, NN18 9AG
- 10 Delapre Place, NN18 9AG
- 7 Fermyn Place, NN18 9AH
- 6 Fermyn Place, NN18 9AH
- 8 Fermyn Place, NN18 9AH

1 neighbour objection has been received from 8 Delapre Place, based on loss of privacy and overshadowing, dominant or oppressive impact.

The following is a link to representations made online:

[NC/23/00006/DPA | Construction of a new detached bungalow including single detached garage | 9 Fermyn Place Corby Northamptonshire NN18 9AH](#)

#### 5.2 3 Corby Town Council

Objection. Corby Town Council, OBJECT to the application, due to overdevelopment of the site and the surrounding area.

## 6. Relevant Planning Policies and Material Considerations

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### **6.1.1 Statutory Duty**

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

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

Of relevance within the NPPF can be found: -

Paragraph 130: *"Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Chapter 2 Achieving Sustainable Development;

Chapter 12 Well Designed Places.

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles), Policy 30 (housing mix).

#### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies or planning constraints.

#### **6.1.5 Neighbourhood Development Plan**

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

### **7. Evaluation**

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Key Determining Issues:

- Principle of Development;
- Design and Impact upon the Character of the Area;
- Neighbouring Amenity;
- Highway Safety and Parking

#### **7.1 Principle of Development**

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7.1.1 The National Planning Policy Framework (NPPF) 2021 gives great weight to achieving well-designed places. The Framework notes that good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Furthermore, paragraph 130 of the NPPF clearly states that developments should function well and be sympathetic to local character.

7.1.2 Policy 1 of the Joint Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

7.1.3 Development of this site is considered to be desirable, as it is in a sustainable location, close to shops and other services, as well as being a brownfield site. The bulk of the dwelling also has a previous planning permission which has not lapsed, which serves as a material consideration to deem the principle of a dwelling on this site acceptable.

#### **7.2. Design and Impact upon the Character of the Area**

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7.2.1 Paragraph 127 of the NPPF also elaborates how well-designed places can be achieved through sustainable development.

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

7.2.3 The proposed dwelling is of a relatively modern design and regular fenestration to all elevations. There are varying styles of dwelling within the current street scene, with the

adjacent houses built in facing brick, with other materials used in the immediate vicinity including brick and render. The proposed dwelling would be of harmonious design within the street scene and would contribute to the character of the area. It is proposed to use facing brickwork with monocouche render on external fenestration under clay roof tiles. It is considered that the design and size complements that of the houses across the estate with the detached nature of the proposed development.

7.2.4 This application is a revision to the previously approved design. The application is for a small rear extension, measuring a width of 4.7m, and a depth 1.7m. This is deemed to be of appropriate scale to the dwelling and will have minimal impact on the design.

7.2.5 Due to its siting, scale and simple design it would not have any adverse impact upon the setting of the subject site and will not appear out of keeping within the established context. Therefore, the proposal will not be harmful to the character of the area, and will comply with Policy 8 of the Core Strategy and chapter 12 of the NPPF.

### **7.3 Neighbouring Amenity**

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7.3.1 National Planning Policy Framework (2021) advises that planning should seek to secure a high quality of design, a high standard of amenity for all existing and future occupants of such conversions this is further supported and elaborated upon by Policy 8 of the North Northamptonshire Joint Core Strategy (2016) which states:

*Protecting amenity by 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.*

7.3.2 Policy 30 of the North Northamptonshire Joint Core Strategy states that minimum space standards would be applied to all new housing developments. These have been set nationally as well as locally within the same policy. The proposed 3 bedroom bungalow would have gross internal floor area (GIA) of 114m<sup>2</sup> and would therefore comply with the minimum limit. As a result, the proposed bungalow dwelling would provide adequate accommodation for the future occupiers. It is also considered that the proposed layout includes sufficient amenity space for the proposed dwelling.

7.3.3 There is an extant permission for a 3 bedroomed bungalow plus garage 2 parking spaces granted on 14<sup>th</sup> April 2022. The current proposal involves a modest rearward projection measuring a width of 4.7m, and a depth of 1.7m, so it would not project across the full width of the proposed bungalow. This addition is considered to retain a high standard of amenity for neighbouring dwellings.

7.3.4 The closest property to the east, No.9 Fermyn Place, would not be adversely affected by the proposal as there are no windows proposed in the extension facing the common boundary. As per the previous permission, there is sufficient distance between No.8 Delapre Place and the new dwelling and the relationship is considered to be acceptable.

7.3.5 The site is already well screened from the adjoining properties to the east and north with a 2m high timber fencing and some landscaping.

7.3.6 Therefore, it is considered that the proposal would not cause any adverse effect on the amenities of adjoining residents. The proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in so far as it requires that development should ensure quality of life and safer and healthier communities by protecting amenity.

## 7.4 Highway Safety

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7.4.1 Access to the site would be via the private shared drive onto the Fermyn Place and the proposal will involve creation of two on-site parking spaces for the new dwelling along with a detached cycle storage block to the west of the site. NCC highways have recommended additional amendments to fully assess the proposal. However, these are not deemed necessary to adhere to given that the vehicular access was approved under the extant permission.

7.4.2 The Highways officer previously recommended a planning condition relating to a Construction Management Plan (CMP). It is considered necessary to ensure that the impact of construction is mitigated.

7.4.3 Overall, the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in so far as it requires that development should ensure highway safety and healthier communities.

## 8. Conclusion

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8.1.1 The proposed development involves a minor change to the extant permission granted in 2022. The overall design, size, footprint, scale and appearance, and parking is acceptable in planning terms and would not adversely affect the amenity of local residents.

8.1.2 It is also considered that the development is not detrimental to the character and appearance of the wider area.

8.1.3 Subject to the proposed safeguarding conditions, the proposal is considered to comply with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy, Part 2 Local Plan for Corby and the National Planning Policy Framework 2021, and no other material considerations indicate that the policies of the development plan should not prevail.

## 9. Recommendation

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

## 10. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in writing to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the drawing/application form, received by the Local Planning Authority. Specification details of the materials to be used in the construction of the dwelling, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work have commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order to ensure that the external appearance of the building is satisfactory and its relationship with the wider area, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.



Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

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

5. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- o Parking of vehicle of site operatives and visitors
- o routes for construction traffic
- o Site HGV delivery / removal hours to be limited to between 10:00 - 16:00
- o Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- o pedestrian and cyclist protection
- o proposed temporary traffic restrictions or arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

#### **Informatives/s**

6. In dealing with the application the Council has taken into account in the National Planning Policy Framework 2021, the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby 2021, and any relevant material considerations.

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**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)  
Wednesday 22<sup>nd</sup> March 2023.**

<b>Application Number:</b>	<b>NC/23/00002/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>16 Sulgrave Drive, Corby, NN17 2PF.</b>
<b>Development:</b>	<b>New 3-bedroom dwelling that is attached to 16 Sulgrave Drive.  The proposed application is being submitted to renew a previous planning application that expires on the 22<sup>nd</sup> of January 2023. The previous approval reference is 19/00565/DPA.</b>
<b>Applicant:</b>	<b>Mr Jim Thornton.</b>
<b>Agent:</b>	<b>None.</b>
<b>Ward:</b>	<b>Corby West.</b>
<b>Overall Expiry Date:</b>	<b>Agreed extension of time until 31<sup>st</sup> March 2023.</b>

## **List of Appendices**

None.

## **Scheme of Delegation:**

This application is brought to Committee because Corby Town Council (statutory consultee) has raised an objection to the proposal.

### **1. Recommendation:**

---

1.1 That Planning Permission be GRANTED subject to planning conditions.

### **2. The Proposal**

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2.1.1 The proposal is for a new 3-bedroom dwelling attached to the host dwelling of No.16 Sulgrave Drive. Drawings show a mirror image of No.16 in a matching floor plan, massing, and use of materials. Proposed materials do include a white render to elevations, brown roof tiles and plastic windows and doors.

2.1.2 Externally 2 car-parking spaces would be provided off Kelmarsh Road (opposite to No1 Kelmarsh Road- the subject of a neighbour objection), along with a cycle and bin store. The new perimeter would have a high fence along with separate access to the rear of the host dwelling (from Kelmarsh Road). More specifically a 1.8m high close-boarded fence is shown to the perimeter of the new dwelling (side) with a 1.5m high fence demarcating the new frontage boundary with existing No.16 Sulgrave Drive.

### **3. Site Description**

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3.1.1 The site is an end terrace (one of four) post war dwellings located along Sulgrave Drive (with its side boundary bordering Kelmarsh Road) found just off the arterial Willowbrook Road to the west of Corby town centre (in a residential area).

3.1.2 This presently comprises amenity/garden land in the control of the applicant.

### **4. Relevant Planning History**

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4.1.1 All of the following planning decisions are relevant to the consideration of this planning application: -

- **New 3 bedroom dwelling attached to 16 Sulgrave Drive (resubmission of 16/00324/DPA which has expired)**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF  
Ref. No: 19/00565/DPA | Received: Wed 27 Nov 2019 | Validated: Wed 27 Nov 2019 | Status: Unimplemented Planning Permission Granted 22.01.2020 and time expired 22.01.2023.

- **Discharge of Condition 3 (External Materials) Pursuant to Planning Permission 16/00324/DPA - Erection of a single dwelling**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF  
Ref. No: 19/00385/CON | Received: Thu 01 Aug 2019 | Validated: Thu 01 Aug 2019 | Status: Permission Granted: 26.09.2019.

- **Erection of a single dwelling**

16 Sulgrave Drive Corby NN17 2PF  
Ref. No: 16/00324/DPA | Received: Tue 09 Aug 2016 | Validated: Tue 09 Aug 2016 | Status: Planning Permission Granted 04.10.2016.

- **Detached dwelling on land adjacent to 16 Sulgrave Drive, Corby**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF  
Ref. No: 15/00251/DPA | Received: Wed 24 Jun 2015 | Validated: Fri 24 Jul 2015 | Status: Refused 17.09.2015.

## 5. Statutory Consultation Responses

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### Internal

#### 5.1.1 Highway Engineer

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

1. The LHA have no objections in principle however the LPA must satisfy itself as regards cycle parking.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

### **5.1.2 Environmental Health**

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

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's [\*'Land Contamination: Risk Management'\*](#) (or any guidance revoking and replacing this guidance with or without modification).

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

### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Monday 9<sup>th</sup> January 2023 with a Site Notice posted the same day.

4.2.2 Neighbours were notified on 9<sup>th</sup> January 2023. To date one letter of representation has been received raising the following points of concern: -

- The new access point will affect on road parking provision where there is already an issue on Kelmars Road.

The following is a link to representations made online:

[NC/23/00002/DPA | New 3 bedroom dwelling that is attached to 16 Sulgrave Drive. The proposed application is being submitted to renew a previous planning application that expires on the 22nd January 2023. The previous approval reference is 19/00565/DPA. | 16 Sulgrave Drive Corby Northamptonshire NN17 2PF](#)

### **5.2 3 Corby Town Council**

Thank you for the extension of time. Corby Town Council OBJECTS to this application due to overdevelopment of the site and the surrounding area.

## **6. Relevant Planning Policies and Material Considerations**

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### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning

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

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

Of relevance within the NPPF can be found: -

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

Paragraph 130: *"Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), 6 (land contamination), 8 (place shaping principles), 11 (network of urban and rural areas), 28, 29, 30 (housing delivery).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

## Policy 16 – Residential Gardens

*“Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will be permitted where:*

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area; and*
- b) the amenity and privacy of neighbouring, existing and new properties is protected; and*
- c) provision is made for safe and convenient access; and*
- d) adequate parking spaces and services can be provided for the proposed and existing properties.*

*Proposals in the form of 'tandem' development will not be permitted.”*

### **6.1.5 Neighbourhood Development Plan**

There is no adopted Neighbourhood Development Plan of any material weight in decision making.

## **7. Evaluation**

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Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity/ Land Contamination;
- Highway Safety.

### **7.1 Principle of Development**

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7.1.1 In principle the site is located within a sustainable existing urban area where new housing is directed towards.

7.1.2 Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan.

Policy 6 (land contamination):

*“In allocating land for development and determining planning applications, the local planning authorities will seek to maximise the delivery of development through the reuse of suitable previously developed land and buildings within the urban areas. Where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required. Subject to the Policies in this Plan, planning permission will be granted for development on land affected by contamination where it can be established by the proposed developer that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.”*

Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.



7.1.3 Part 2 Local Plan for Corby Policy 16 provides the specific planning criteria by which to assess this proposal.

## **7.2. Impact on the Character of the Area**

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7.2.1 There is sufficient space and a separation gap on the corner plot to accommodate the proposal without any adverse impact on the overall visual character of the area. The design is compatible with the host dwelling (in terms of form, height, and layout), along with the proposed matching materials. The proposed dwelling sits within the 'building line' along Sulgrave Drive and Kelmarsh Road following in principle the pattern and character of development in the local area. This is not considered to be overdevelopment of the site. The proposal is also not 'tandem' development which otherwise would be resisted. This element is acceptable.

## **7.3 Neighbouring Amenity/ Land Contamination**

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7.3.1 The proposed design and massing of the proposal in this instance does not lead to any adverse neighbouring amenity implications from overlooking, loss of privacy or daylight to any nearby existing dwellings adjoining the site. There is sufficient garden area associated with the new plot, and any *unexpected* land contamination found during the construction phase (that might raise health implications for future occupants) can be properly addressed by way of proposed planning condition 4.

## **7.4 Highway Safety**

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7.4.1 This Council's Highway Engineer raises no objection to this proposal with the new vehicle access off Kelmarsh Road being safe and to 'highway standards' namely a safe and convenient new access. Adequate cycle and car-parking is proposed for the new dwelling- which is acceptable. While a neighbour has raised concerns regarding on street parking pressure- this is not so adverse in highway safety terms to lead to a recommendation of refusal on that aspect.

## **8. Conclusion**

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8.0.1 This application follows a recently lapsed planning permission for a similar dwelling. The proposed new dwelling design is acceptable, and this does not give rise to any adverse impact upon the street-scene, amenity, or highway safety. The proposal accords with the relevant development plan policies, in particular the criteria contained within Policy 16 of the Part 2 Local Plan for Corby (2021), and the National Planning Policy Framework (2021).

## **9. Recommendation**

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9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in writing to discharge other conditions attached to this decision.

[Drawings to be Defined in Decision Notice]

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building (No.16 Sulgrave Drive) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to maintain local distinctiveness and character - in accordance with the 'place making' principles contained within Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and Policy 16 of the Part 2 Local Plan for Corby (adopted 2021).

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

Reason: In order to secure the future amenities of residents of the new dwelling- in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy (2016).

5. The cycle storage area (detailed on Drawing SK05) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

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

6. The bin storage area (detailed on Drawing SK05) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

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

#### **INFORMATIVE NOTE(S)**

1. This development must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.  
  
Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.

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**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)  
Wednesday 22<sup>nd</sup> March 2023.**

<b>Application Number:</b>	<b>NC/23/00002/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>Cottingham Methodist Church, Corby Road, Cottingham, LE16 8XH.</b>
<b>Development:</b>	<b>Demolition of rear single storey extension, internal alterations and addition of Velux windows and glazing to provide a four-bedroom conversion</b>
<b>Applicant:</b>	<b>Mr Owen Gibbons: OG Consulting LLP.</b>
<b>Agent:</b>	<b>Mr Doug Moulton: Enzygo Ltd.</b>
<b>Ward:</b>	<b>Cottingham Parish.</b>
<b>Overall Expiry Date:</b>	<b>Agreed extension of time until 29<sup>th</sup> March 2023.</b>

## **List of Appendices**

None.

## **Scheme of Delegation:**

This application is brought to Committee because Cottingham Parish Council (statutory consultee) has raised an objection to the proposal.

### **1. Recommendation:**

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1.1 That Planning Permission be GRANTED subject to planning conditions.

### **2. The Proposal**

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2.1.1 The proposal (revised scheme received 19<sup>th</sup> January 2023) is for the following elements of development:

- Demolition of single storey extension, and the provision of a patio/ terrace area on its footprint and the provision of 3 new panes of glazing at ground floor and 3 new arched windows (revised design) at first floor (where there are presently two window openings);
- No changes to the roadside (north) elevation.
- The provision of 9 rooflights on the various roof planes (none that are road-side facing);

2.1.2 Internally 3 bedrooms, dining, kitchen, lounge, and office space are detailed at ground floor, with one large bedroom with ensuite at first floor level – the remaining space being a roof void.

2.1.3 There is no off-road parking provision with this proposal, the existing roadside and side pedestrian access remaining as is. There is some outdoor amenity space associated with the proposed residential use. A four-bicycle store (external) is detailed on drawings.

2.1.4 The proposal has latterly been accompanied by a Parking Beat Survey (submitted February 2023) and an originally submitted Planning Statement (dated 21.10.2022).

### **3. Site Description**

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3.1.1 The constrained site is located on Corby Road in Cottingham village, some 65 metres south-east of the junction with the High Street (a confluence of 5 different roads in the core of

the village). Land rises in a south-easterly direction and Corby Road is relatively narrow in comparison with modern standards.

3.1.3 The Methodist Church (which is in a state of disrepair externally), and which was built in 1808, is a large volume building finished in a red brick and grey tile roof and is sat between No.6 and No.8 Corby Road (the latter a residential conversion). The adjoining **Nook** provides access to two residential dwellings- No.12 and 12a the access running to the side of the Methodist Church. No.8 is detached from the Methodist Church with a separation gap of 1-2 m width.

3.1.3 The Methodist Church is not designated as an Asset of Community Value, although reference to it is made in the recently adopted Cottingham Neighbourhood Plan as a 'locally valued heritage asset'.

3.1.4 The site lies within Cottingham Conservation Area, and there are no nearby listed buildings.

**4. Relevant Planning History**

4.1.1 The following recent extant planning permission is a material consideration:

• **Change of Use from Methodist Church to Residential Dwelling**  
Cottingham Methodist Church Corby Road Cottingham Northamptonshire LE16 8XH  
Ref. No: NC/22/00188/DPA | Received: Mon 16 May 2022 | Validated: Mon 16 May 2022 | Status: Planning permission granted 2<sup>nd</sup> September 2022 (for a 2-bedroom internal layout).  
Extant but unimplemented.

**5. Statutory Consultation Responses (most recent reconsultation 13.02.2023).**

**Internal**

**5.1.1 Highway Engineer**

Revised comment 07.03.2023. no objection.

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

Observations:

- 1. The proposed dwelling is noted to have 4 bedrooms requiring at least 3 car parking spaces as per Northamptonshire Parking Standards (2016). A parking beat survey has been carried out. When considering the 200m zone around the site, there are locations where parking currently takes place on-street which could accommodate the development's requirement. These are however sporadic, and it must be minded that residents will seek to park as close to their dwelling as possible and Corby Road itself is very limited in this

respect. To the east of the site for example, Corby Road in parts lacks footways on the development side and as such is not deemed acceptable for parking purposes. The LPA must satisfy itself as regards parking.

2. A suitably worded condition ensuring any debris deposited on the adopted highway (maintainable at public expense) during demolition/construction is to be removed and the highway cleansed.

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

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

### **5.1.2 Environmental Health**

No objections or comments, with no further comments.

### **5.1.3 Conservation Officer**

No objection.

The following comments are based on site discussions and a revised application, received 19.1.2023.

The current planning application proposal is for the demolition of the existing rear single storey extension, internal alterations, addition of Velux windows and glazing. The church was subject to an approved planning application converting to a residential dwelling earlier in 2022, reference number 22/00188/dpa and this subsequent application proposes alterations thereto.

The previous change of use application proposed no changes to the external appearance of the building and only the existing first floor (balcony) to be converted into bedroom use, creating a two-bedroom property.

The subsequent application serves to create two further bedrooms within the building three to the ground floor and one to the first floor, with ensuite and dressing room facilities. This is all possible owing to the sub-division of the main chapel room.

The existing single storey rear extension, containing the kitchen and WC facilities is proposed to be subject to demolition, creating a terrace area, accessed from the large kitchen lounge family space.

The revised scheme retains the layout but amends the number of rooflights, reducing by three and removes the large triangular window, replacing it with a third arch headed window, which retains the original character of the building. The building is not a listed building but is located within the Cottingham Conservation Area and is of local architectural and historic significance and highlighted as such within the April 2016 Conservation Area Appraisal and Management Plan, being "Important existing or former public buildings, with distinct architectural quality, where there is a history of local usage." As such all and any



development must be appropriate to the character of the building and the wider conservation area.

The Baptist Church dates from the late 19th Century, with a classical gable ended entrance, which faces onto the Nook, which is a re-building of an early 19th Century chapel on the site. The building is set on the corner of The Nook and Corby Road and is a very visible building, viewed from the Corby Road, with a low brick wall defining the site, with the semi-circular arch headed windows characterising the building.

The current application proposes the installation of a large number of rooflights to the main chapel and rear building to provide light into the ground and first floor, along with the removal of the characterful semi-circular windows to the rear elevation and replacing them with a triangular headed three light feature window. These windows although not directly visible from the road are a significant feature of the building and positively contribute to its character and Victorian origins and their removal and replacement should be resisted. The originally proposed replacement window visually detracted from the elevation and resulted in the loss of significant character and fabric from the building, whereas the current revised scheme retains the original window openings, with the addition of a central matching opening and the removal of the ground floor masonry only. This serves to maintain the aesthetic of the rear elevation and retains its character as a place of worship. No material details have been submitted with this application and as such no further comments can be offered.

The excessive number of rooflights has been addressed in the revised scheme, removing all from the road facing elevation, although no details as yet provided. The rooflights need to be simple narrow and rectilinear in design and a conservation rooflight style, set with a maximum upstand of 50mm above the plane of the roof slope. The shallow pitch of the roof will serve to reduce the visual impact of the rooflights. External materials will have to accord with the traditional and local nature and character of the existing building and the wider conservation area, modern materials tend to detract and dilute the original charm and character of the area and should be avoided.

Recommendation My recommendation is for approval.

Conditions: - Full details of the proposed rooflights to be provided and approved in writing prior to commencement of the works. Full details of the proposed new windows and glazed doors, including the rear arched windows, at a scale of 1:20, showing full framing details, sizes, materials, glazing and location within the reveals, all approved in writing prior to commencement of the works

#### **5.1.4 NNC Waste**

No comments.

#### **Advertisement/ Representation**

5.2.1 Officers visited the site on Monday 30<sup>th</sup> January 2023 - with a Site Notice posted the same day.

4.2.2 Neighbours were most recently re-consulted on 13<sup>th</sup> February 2023 (original consultation 26.10.2022). To date (21.02.2023) a total of 8 objections (including original consultation) have been received raising the following points of concern:

- concerns about previous planning application were not listened to;
- design concerns regarding original proposal (since revised);
- proposed boundary stone wall welcomed but could be higher);
- lack of on-site parking provision for four bedrooms;
- unsuitability of Corby Road for car-parking (gist of);
- adequacy and accuracy of the 'parking beat survey'.

Plus:

- against planning policy;
- impact on character of the conservation area;
- detriment to visual quality;
- highway implications;
- increase in traffic;
- overlooking;
- parking (lack of);
- noise;
- pollution.

The following is a link to representations made online:

[NC/22/00443/DPA | Demolition of rear single storey extension, internal alterations and addition of Velux windows and glazing | Cottingham Methodist Church Corby Road Cottingham Northamptonshire LE16 8XH](#)

### **5.2 3 Cottingham Parish Council (revised comment)**

At a meeting held on Thursday 23<sup>rd</sup> February by Cottingham Parish Council Planning Subcommittee it was concluded that the Parish Council still cannot support this amended application.

We were happy to see the windows at the rear of the building have now been addressed, however the points we raised in our letter dated 17<sup>th</sup> November 2022 regarding the lack of parking are still very relevant: -

Within the application it states there is adequate parking. The council do not believe this to be the case as the plan does not indicate any spaces within the property boundary. Corby Road is a high-volume traffic route for the village including a bus stop located directly opposite the property where the road is at its most narrow point.

As this application is now designed to include 4 bedrooms it is even more important parking is resolved within the property boundary. The traffic survey conducted in Cottingham Parish Council in June 2020 shows spaces which the Council do not deem viable options and it is the Councils concern if vehicles are permanently parked outside this property on Corby Road at the narrowest part of this road buses, emergency vehicles and large agricultural vehicles will struggle to pass. It is suggested a site visit is arranged by the planning department to see first-hand the plot and unique parking issues this application has.

On a final point the Parish Council would like to seek reassurance all required fire exits have been included in the plans.

Cottingham Parish Council request an opportunity to speak in front of the committee if this application is presented to a future Planning Committee meeting.

## **6. Relevant Planning Policies and Material Considerations**

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### **6.1.1 Statutory Duty**

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

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

Of relevance within the NPPF can be found: -

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

Paragraph 130: *"Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

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### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Core Strategy (CS) adopted 2016 Policies 1 (sustainability), 2 (historic environment), 7 (community services and facilities), 8 (place shaping principles), 11 (network of urban and rural areas), 28, 29, 30 (delivering homes).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

Part 2 Local Plan for Corby (adopted 2021): Policy 17 (settlement boundaries). Cottingham is not a 'restraint village'.

### **6.1.5 Neighbourhood Development Plan**

Cottingham Neighbourhood Development Plan (NDP) (adopted April 2021):

H2 (settlement boundary);  
H3 (windfall sites);  
H4 (housing mix);  
H6 (housing design);  
ENV5 (locally valued heritage assets):

*"The following heritage assets are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, any of these heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

CF1 (retention of community facilities, amenities, and assets):

*"Development leading to the loss of an existing community facility, including the village store, St Mary Magdalene Church, the Methodist Church, the village hall, the Spread Eagle and Royal George public houses, Cottingham Primary School, The Dale, the playground and the allotments, will not be supported unless it can be demonstrated that: a) There is no longer any need or demand for the existing community facility; or b) The existing community facility is, demonstrably, economically unviable and not able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish."*

T1 (traffic management):

*"All new housing and commercial development must: a) Be designed to minimize additional traffic generation and movement through the village. b) Not result in additional on-road parking; c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided; d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; e) Provide for traffic calming measures required as a result of the development; f) Provide appropriate footpaths and cycleways."*

T2 (electric vehicles).

## 7. Evaluation

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### Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Conservation Area;
- Loss of Community Facility/ Local Heritage;
- Neighbouring Amenity;
- Highway Safety.

### 7.1 Principle of Development

---

7.1.1 The thrust of adopted planning policy here is that the redevelopment of the site within the settlement boundary (for a housing use and associated conversion) is supported in principle by the Core Strategy and NDP, but the loss of a community facility will be resisted (NDP Policy CF1). NDP Policy T1 seeks to avoid new residential and commercial conversions which could lead to on-street parking. An important material consideration is that there is an extant planning permission (yet unimplemented) for the change of use of the Methodist Church into a residential (2 bed layout) [NC/22/00188/DPA]. The current scheme represents a minor change with 4 bedrooms compared with 2 bedrooms in the earlier planning permission, now with some external changes.

### 7.2. Impact on the Character of the Conservation Area

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7.2.1 The revised proposal will bring back the 1808 building-into permanent use which is welcomed from a heritage asset perspective- with no changes to the roadside elevation meaning that the impact on the visual character of the wider Conservation Area overall will be neutral. The revised design of the new windows on the rear (south) elevation are an improvement to which this Council's Conservation Officer raises no objection. This element of the proposed conversion is considered to be acceptable.

### 7.3 Loss of Community Facility/ Local Heritage

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7.3.1 Policy CF1 of the adopted NDP identifies the Methodist Church as a community facility. On this point the agent's planning statement is silent- however as the building is in a state of disrepair - the need to maintain it in its present use as a church cannot be required to be supported, and this aspect has not been questioned by Cottingham Parish Council in their objection. On this basis there is no residual policy conflict with NPD Policy CF1.

### 7.4 Neighbouring Amenity

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7.4.1 All of the new rooflights (x9) on the existing high level roof planes will not lead to any new overlooking or loss of privacy to existing dwellings bordering the application site. The revised window detail on the south elevation (back) is on a smaller scale than the original design and are located where there are already window openings at first floor. This means that no new additional adverse overlooking or loss of privacy to the south of the site will take place. This aspect is now considered to be satisfactory.

## **7.5 Highway Safety**

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7.4.1 The submitted 'Parking Beat Survey' indicates adequate on street parking availability within 200 metres of the application site to which this Council's Highway Engineer raises no objection. Cottingham village's historic roads are not conducive to on street parking. Ordinarily this proposal would require 3 off road car parking spaces -however, as the application site (by virtue of its age) has no off-road parking capability, on road parking is likely to take place where circumstances allow. Policy T1 of the recently adopted Cottingham Neighbourhood Development Plan in part seeks to resist on road parking- so on this aspect there is a policy conflict with that policy wording. The policy conflict here however needs to be balanced against other planning considerations such as bringing back into use a building of local historic interest (albeit not listed). It is important to note that the previous proposal for a conversion albeit for 2 bedrooms did not include on-site parking.

7.4.2 While there is Policy T2 in the NDP which require the provision of conduit/ sockets in new dwellings for electric vehicle charging, this requirement cannot easily be provided in this instance as no off-road parking within the site is capable of being provided.

## **8. Conclusion**

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8.0.1 The proposal will bring back into beneficial use a building of local historic interest, with acceptable design changes - which do not give rise to any new adverse neighbouring amenity implications along with satisfactory internal and exterior amenity living standards. This proposal will however lead to on road parking demand – as there is no on site parking provision that can be made within the application site. While this in principle conflicts with part of Policy T1 of the adopted Cottingham NDP in that new on road parking will likely result- this has to be weighed against bringing back the 1808 building back into long term use and ongoing maintenance which in turn contributes to the character and appearance of the wider Conservation Area. Therefore (on balance) this is in general accordance with the relevant adopted development plan policies and the National Planning Policy Framework (2021).

## **9. Recommendation**

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9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021) Cottingham Neighbourhood Development Plan (2021) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below:-

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in writing to discharge other conditions attached to this decision.

[Drawings to be Defined in Decision Notice]

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. Full details of the proposed rooflights along with proposed new windows and glazed doors, including the rear arched windows (at a scale of 1:20, showing full framing details, sizes, materials, glazing and location within the reveals) to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works.

Reason: In order to secure satisfactory development within the Conservation Area in accordance with the aims of Policies 2 and 8 of the North Northamptonshire Joint Core Strategy and Policy H6 of the adopted Cottingham NDP.

4. Any debris deposited on the adopted highway (maintainable at public expense) during demolition/construction is to be removed and the highway cleansed.

Reason: In the interests of highway safety in accordance with the aims of Policy 8 of the North Northamptonshire Joint Core Strategy.

**INFORMATIVE NOTE(S)**

None.





**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)  
Wednesday 22<sup>nd</sup> March 2023.**

<b>Application Number:</b>	<b>NC/22/00516/COU</b>
<b>Case Officer:</b>	<b>Hollie McPherson</b>
<b>Location:</b>	<b>66-68 Rockingham Road Corby NN17 1AE</b>
<b>Development:</b>	<b>Change of use from a retail shop (Use Class E) to a hot food takeaway (Sui Generis)</b>
<b>Applicant:</b>	<b>Mr Y Wang</b>
<b>Agent:</b>	<b>Mr M Chan</b>
<b>Ward:</b>	<b>Lloyds Ward</b>
<b>Overall Expiry Date:</b>	<b>23<sup>rd</sup> February 2023. Extension of time requested for 31<sup>st</sup> March 2023.</b>

## **List of Appendices**

- a) Letter received from North Northamptonshire Property Services.

## **Scheme of Delegation:**

This application is brought to Committee as a departure from the Local Plan.

### **1. Recommendation:**

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1.1 That Planning Permission be GRANTED subject to planning conditions.

### **2. The Proposal**

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The applicant (North Northamptonshire Property Services) seeks planning permission for a change of use from a retail shop (Use Class E) to a hot food takeaway (Sui Generis).

The application follows previous application LPA ref: NC/22/00292/COU. In this case the applicant has provided further evidence in support to meet policy requirements relating to a marketing campaign. The applicant's letter is appended to provide more background to the proposed officer recommendation.

### **3. Site Description**

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3.1.1 The proposed site relates to 66-68 Rockingham Road falls within the Rockingham Road North centre. The existing use of the Unit is Class E which is for retail shop.

3.1.2 Rockingham Road North is a shopping parade near to the larger Corby Old Village District Centre and Corby Town centre. The parade contains a mix of shops takeaways and other local businesses. The condition of the shop frontages varies; on the officer site visit the occupation levels were seen to be reasonable. The premises which is the subject of this application is in a poor state, having been vacant for 3 years.

3.1.3 The parade is not classified as a Local Centre in the Part 2 Local Plan for Corby.

### **4. Relevant Planning History**

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4.1.1 NC/22/00292/COU - change of use from a retail shop (Use Class E) to a hot food takeaway (Sui Generis) – refused 06.09.2022.

### **5. Statutory Consultation Responses**

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#### **Internal**

##### **5.1.1 Highway Engineer**

The North Northamptonshire Highways liaison officer responded on 09.01.2023 and have raised no objections.

### **5.1.2 Environmental Health**

The North Northamptonshire Environmental Health Liaison Officer responded on 12.01.2023 have assessed the submission. They have raised concerns regarding the lack of information submitted to support the odour control, fumes and noise. It has been agreed that these concerns can be safeguarded by a pre-commencement condition.

### **5.1.3 Local Plans Team**

North Northamptonshire Local Plans team responded on 03.01.2023 and have raised an objection, summarised as follows:

- The information falls somewhat short of evidence to demonstrate an active marketing campaign for a continuous period of 12 months.
- Lack of data and marketing evidence relating to evidence of pressure on the local shops, and an appropriate balance between the number and type of units within the centre exists in line with Policy 20 of the Part 2 Local Plan for Corby and the NPPF.

### **Advertisement/ Representation**

Public consultation was carried out by way of site notice, posted: 04.01.2023, as well as notification to the below neighbours on 29.12.2022:

- 64 Rockingham Road, NN17 1AE
- 64A Rockingham Road, NN17 1AE
- 64B Rockingham Road, NN17 1AE
- 25 Gilchrist Avenue, NN17 1BA
- 27 Gilchrist Avenue, NN17 1BA
- 70 Rockingham Road, NN17 1AE
- 70B Rockingham Road, NN17 1AE
- 70A Rockingham Road, NN17 1AE

No neighbour objections were received.

The following is a link to representations made online:

[NC/22/00516/COU | Change of use from a retail shop \(Use Class E\) to a hot food takeaway \(Sui Generis\) | 66 - 68 Rockingham Road Corby NN17 1AE](#)

### **5.2 3 Corby Town Council**

Objection. Corby Town Council RESOLVED to OBJECT to the application, on the basis of the lack of variety of retail on the existing street.

## **6. Relevant Planning Policies and Material Considerations**

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### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning

Authorities to determine planning applications in accordance with the Development

Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

Section 8 Promoting Healthy and Safe Communities

Section 12 Achieving Well Designed Places

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policy 7 Community Services and Facilities

Policy 8 Place Shaping Principles

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

Policy 20 Change of Use of Shops Outside the Defined Centres

### **6.1.5 Neighbourhood Development Plan**

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

## **7. Evaluation**

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Key Determining Issues:

- Principle of Development (Change of Use);
- Design and Impact upon the Street Scene;
- Neighbouring Amenity

### **7.1 Principle of Development**

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7.1.1 The NPPF 2021 is clear that national policies which support local or district centres exclude small parades of shops of purely neighbourhood significance ('neighbourhood centre'). The NPPF para. 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

*a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other for example through strong neighbourhood centres and active street frontages,*  
*c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of local shops, and access to healthier food.*

7.1.2 NPPF paragraph 93 supports the social, recreational and cultural facilities and services the community needs through encouraging planning policies and decisions which:

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops) to enhance the sustainability of communities and residential environments,*

*c) requires local planning authorities to guard against the unnecessary loss of valued*

*facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs,*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.*

7.1.3 Policy 7 of the NNJCS 2016 supports the safeguarding of existing services and facilities unless it can be demonstrated that they are no longer viable, needed, or needed for an alternative community use or the facility is being relocated and improved to meet the needs of a new and existing community.

7.1.4 The Part 2 Local Plan for Corby does not identify Neighbourhood Centres within the network and hierarchy of centres. However, it does note numerous shops across Corby that are of purely neighbourhood significance and recognises that these provide a valuable service to local communities in helping to meet their day-to-day needs, particularly for the elderly and other less mobile residents. It seeks to protect these in order to enhance the sustainability of communities and promote sustainable patterns of development.

#### Officers assessment

7.1.5 This proposed change of use to a hot food takeaway located along Rockingham Road relates to a building which is in a poor condition. North Northamptonshire Property Services have confirmed the property has been vacant for 3 years.

7.1.6 The vacant building would require substantial investment to make it fit for purpose. The proposal is to change the use of the building from Class E use class (retail shop) to Sui Generis (Hot food takeaway). Therefore, it is a matter of planning balance as the property could remain vacant for a further period despite recent permitted development changes which allow opportunity for a wider range of uses. No interest in retail occupation has been brought forward.

7.1.7 Officer's consider that the proposal would contribute to economic regeneration albeit on a small scale, and subsequently an improved shop frontage and also create employment. In terms of crime prevention, it would increase local footfall and natural surveillance. Therefore, it can be argued that a more flexible approach can be taken in this case.

7.1.8 Policy 20 of Part 2 Local Plan for Corby seeks to support the sustainability of communities by ensuring that local shops are protected, especially where the loss would impact on the diversity of local services in local communities. Marketing evidence is required demonstrating an active marketing campaign for a continuous period of 12 months. In Officers' view, the additional information supplied by property services is an important material consideration in justifying the revised officer recommendation.

7.1.9 There are no obvious constraints that prevent this development from coming forward at this location. The previous application submitted under ref NC/22/00292/COU concluded that it was evident from the application that the site is currently empty.

7.1.10 In this new submission, the applicant has sought to satisfy Policy 20 of the Part 2 Local Plan for Corby (2021) by submitting evidence towards a marketing campaign of at least 12 months in duration, comprising of the following:

- To Let details from Corby Property Services (undated)
- Tenant Vacating Unit document from Corby Property Services (27.02.2020)

7.1.11 In summary the property has been vacant for a three year period, which is not a sustainable situation for this area as it does not promote economic viability **or security**. The property has fallen into a state of disrepair, looking unsightly within the street scene. Taking

these factors into consideration, officers consider that on balance, the proposed change of use is acceptable ringing a would see a vacant unit back into use. The application is therefore put forward as a minor departure from the Local Plan.

## **7.2. Design and Impact upon the Character of the Area**

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

7.2.2 Paragraph 130 of the NPPF also elaborates how well-designed places can be achieved through sustainable development.

7.2.3 No elevational changes have been proposed as part of the development. Taking into account the design and appearance, it is considered that the proposed change of use application will not be detrimental to the existing street scene. Therefore, the proposed development is considered to be acceptable in terms of design and appearance.

## **7.3 Neighbouring Amenity**

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7.3.1 Policy 8 - North Northamptonshire Place Shaping Principles of NNJCS demonstrates the necessity of protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

7.3.2 Paragraph 130 of the NPPF also puts emphasis on the high quality designed good standard of amenity for improving the character and quality of an area and the way it functions. The proposed development would not affect the standards of any neighbouring amenity in terms of loss of privacy, loss of light, overbearing effect.

7.3.3 Further assessment has been carried out regarding noise and odour impact from the proposed scheme. The Environmental Health Officer has assessed the submission and confirmed that the information submitted by the applicant regarding control of odour and noise from the proposed takeaway is not sufficient. However, it has been confirmed by the environmental health officer that a pre-commencement can be attached to safeguard this.

7.3.4 Subject to a safeguarding condition relating to noise and smell emissions, the proposal would comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **8. Conclusion**

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8.1.1 In conclusion, it is considered that, on balance, the use of the site as a hot food takeaway is considered to be acceptable given that the property has been vacant for an extended period. Whilst a continuous marketing campaign of at least 12 months has not been supplied, as required by Policy 20 of the Part 2 Local Plan for Corby, evidence that the property has been vacant for three years has been put forward by the Council's property services. This is considered robust evidence to justify a departure from the development plan.

## **9. Recommendation**

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

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in writing to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Prior to the occupation of the building, full details and assessment of noise and odour control measurements shall be submitted to the Local Authority to be assessed accordingly and agreed in writing accordingly.

Reason: In the interests of environmental health and the amenity of the neighbouring occupiers, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Informatives/s**

4. In dealing with the application the Council has taken into account in the National Planning Policy Framework 2021, the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby 2021, and any relevant material considerations.

## Appendix

a)



**North  
Northamptonshire  
Council**

Property Services  
Corby Innovation Hub  
Bangrave Road South  
Corby, Northants. NN17 1NN  
Tel: 0300 126 3000  
[www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)

Telephone: 07971791719  
Email: [lisa.mcgonigle@northnorthants.gov.uk](mailto:lisa.mcgonigle@northnorthants.gov.uk)  
Date: 7<sup>th</sup> December 2022

Dear Mr Chan,

Following on from our telephone conversation, please see below the requested information from planning regarding the policy change

***Policy 20 – Change of Use of Shops Outside the Defined Centres***

*Small scale retail development to serve the day-to-day needs of local neighbourhoods will normally be permitted.*

*Individual shops not within the defined centres will be safeguarded for A1 retail purposes, unless an applicant can demonstrate:*

- a) Adequate alternative facilities are already within walking distance, which are capable of meeting the needs currently being met by the existing facility without leading to a shortfall in provision;*
- b) An appropriate balance between the number and type of units within the settlement or neighbourhood area;*
- c) The property has been marketed for its current use for a sufficient period of time at a reasonable price and that there has been no interest in the property, and that the existing use is no longer economically and/or socially viable; and*
- d) The replacement use will result in no harm to the character or amenity of the immediate area.*

- (a) 66 was previously a furniture shop, 68 is still a furniture shop and there is another furniture shop at Odeon buildings which is less than a 2 min walk so would constitute within walking distance.
- (b) I don't believe there to be a Thai/Malaysian takeaway on this parade therefore an appropriate balance between the number and type of units within the settlement or neighbourhood area; that covers
- (c) 66 Rockingham road has been marketed since March 2020, this can be evidenced via the letting particulars (included) and also a tenant vacating form, which advises the date the last tenant vacated. (This can only be provided to the officer managing your application due to data protection)
- (d) The replacement use will result in no harm to the character or amenity of the immediate area. – The unit is currently closed permanently due to being vacant therefore the only character it currently adds to the immediate area is undesirable. Changing the use to a Takeaway would remove this and I can't see how it could possibly harm the immediate area.

---

Registered Office: North Northamptonshire Council, Sheerness House, 41 Meadow Road, Kettering, NN16 8TL

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All this evidence was accepted previously by planning officer Farjana Mazumder via email dated 03.10.2022 and conforms with policy requirements.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Lisa McGonigle'.

Lisa McGonigle  
For and on behalf of Property Services

---

Registered Office: North Northamptonshire Council, Sheerness House, 41 Meadow Road, Kettering, NN16 8TL

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## Appendix B

Good afternoon, Bob,

It was good to talk to you today regarding the application for 66 Rockingham road. I appreciate the call so I could run through a few things with you. I have attached the email whereby Farjana confirmed to the applicant if the information provided for policy 20 was approved the application could be supported, and also Farjana confirming approval.

I just wanted to give you some insight of the struggles we are facing on this parade.

We have had an increase in retail units being handed back to us unfortunately with the inflation costs and electric price rises, businesses are struggling. Several of the businesses on this parade have also approached me to surrender their lease or assign it so I'm concerned in the not-too-distant future we may have even more empty units.

I received a double unit back last week and I have been advised I'll be receiving another one back in the next few weeks, along with the current vacant property on this parade that will leave 4 empty units.

I understand it isn't always ideal having multiple takeaways however, this property has been on the market for nearly 3 years with minimal interest and when we did have interest it was never for retail.

I have had previous interest on this parade for a barbers or gaming arcade however this was rejected by councillors.

There is also the issue with the new planning policy whereby properties have to be advertised for a minimum of 12 months before a change of use would be considered. I had someone interested in one of these units however it required a change of use and as it had only been on the market for 3 months at that time, so it had to be rejected.

I am struggling to re let these units and after years being empty, generating no income and costing the council in maintenance I would have thought a takeaway would have been preferential to empty unit not commanding a rent. We are trying to get interest by offering significant rent-free periods or low rents to get the right tenant in however this doesn't entice people unfortunately.

The applicant in this case also plans to spend a significant amount refurbishing the unit which is great for the council as the landlord.

Let me know if you need anything. I'd really hate to see it sit empty for another 3 years.

Thank you

**Kind Regards**

**Lisa McGonigle | Commercial Property Officer**

North Northamptonshire Council

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