

# Development Control Committee

Thursday 22 April 2021

7.00 pm Via Zoom Virtual Meeting

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**Present:** Councillor Riley – Chair

Councillors Eyles, Addison, Dady, Dalziel, Sims and Watt.

## 1. Apologies for Absence

There were apologies for absence from Councillor P Beattie.

## 2. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item. No declarations were made.

## 3. Planning Applications

### 3.1 20/00540/LBC/

### 20/00541/LBC **Removal of the existing longstraw thatch and replacement with new thatch to the cottages and shed at 13 & 13A Church Street, Weldon.**

The application proposal sought consent to remove the existing longstraw thatch and replace the new thatch to the cottages and the shed. The proposal was to use longstraw thatch with the details to the eaves, ridge and verge to replicate the existing.

Relevant policies had been considered and consultations had been carried out with no objections being received.

The proposal was considered to be acceptable in principle as it involved the alteration of a property that was sustainably located within the main built up area of Weldon. Furthermore, it was considered that the development would suitably harmonise with the appearance of the host dwelling and surrounding area. The proposal was considered to be in accordance with the requirements of the Policy 8 of the North Northamptonshire Joint Core Strategy and sections 12 and 15 of the National Planning Policy Framework.

**RESOLVED that: -**

### **Approve subject to the following conditions:**

The proposed scheme was in keeping with the Weldon Conservation Area and would provide a much needed new roof to replace a deteriorating roof on a listed building.

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

**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 hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been submitted and approved in writing by the Local Planning Authority prior to commencement.

**Reason:** To specify the permission and for the avoidance of doubt.

3. Prior to commencement of that element of the work, details of the verge, ridge and eaves decoration are to be submitted to the Local Planning Authority and approved in writing.

**Reason:** To comply with the Weldon Conservation Area

4. The abutments, to the masonry walling and chimneys, must be completed with lime mortar fillets, 1 part lime to 2.5 parts building and 0.5 part sharp sand.

**Reason:** To comply with the Weldon Conservation Area

**Schedule of Plans**

Superseded Elevations, Roof Plans and Maps	21.12.20	06.01.21
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**Background Papers**

None

**Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

**Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

**4. Close of Meeting**

The meeting closed at 7.19pm.