

Minutes of a meeting of the Area Planning Committee Corby

At 7.00 pm on Wednesday 24 August 2022

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

Present: -

Members

Councillor Kevin Watt (Chair)

Councillor Alison Dalziel

Councillor David Sims (Vice Chair)

Councillor Peter McEwan

Councillor Jean Addison

Councillor Lyn Buckingham

Councillor William Colquhoun

57 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ross Armour.

58 MEMBERS' DECLARATIONS OF INTEREST

Councillor Buckingham declared a non-prejudicial interest as she was also a Councillor on Corby Town Council, Councillor Buckingham was also aware of Parish Councillor Newby.

Councillor Watt declared a personal non-prejudicial interest in the Croyde Avenue application.

59 MINUTES OF THE MEETING HELD ON 19 May 2022

The minutes of the previous meeting were moved by Councillor Addison and seconded by Councillor McEwan.

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 19 May 2022.

60 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 reports included details of the applications 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/22/00191/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Change of use from C3 dwelling house to Sui Generis House of Multiple Occupation.</p> <p>Application No: NC/22/00191/DPA</p> <p><u>Speakers:</u></p> <p>Mrs Turk addressed Committee, she said there had been several applications for this property in the past. The property was a mid-terrace and according to the council each person requires a sufficient amount of living space.</p> <p>The applicant Mr Sadarangani said that Housing had approved the extra occupant as had the Fire Service and Planning Department. There were no complaints about noise and no parking issues, there was a cordial relationship with the neighbours.</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 Dalziel and seconded by Councillor Sims that the application be approved, in line with the officers' recommendation. The recommendation fell.</p> <p>A recommendation to refuse the application was proposed by Councillor Addison and seconded by Councillor Colquhoun, the recommendation to refused was carried.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

The intensification of residential use and its impact on the character of the area.

(Voting: For 5; Against 4)

The application was therefore **REFUSED**

NC/22/00263/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 (Disabled Adaption) Single storey rear extension for ground floor bedroom.</p> <p>Application No: NC/22/00263/DPA</p>	<p>Members received a report that sought planning permission for a disabled adaption to a Council property, officers were not allowed to make a delegated decision.</p> <p>The Planning Officer advise that the property required a disabled adaption resulting in a ground floor bedroom with</p>

	<p>some reconfiguration on the ground floor to enable an ensuite bathroom.</p> <p>It was agreed that the application be AGREED with following conditions:</p>
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(Voting: For 8; Against 0)
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 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.

NC/22/00252/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Change of use from C3 dwelling house to Sui Generis House of Multiple Occupation including bin storage and bicycle parking.</p> <p>Application No: NC/22/00252/DPA</p> <p><u>Speakers:</u></p> <p>Mr Ekole addressed Committee as Agent for the applicant. Mr Ekole briefly explained that it could be demonstrated there was parking available, this was a residential area and there was no impact to the area,</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 asked him about bin provision, Mr Ekole confirmed that officers had included a condition regarding waste.</p> <p>Members raised concerns about bins as there had been complaints with a property owned by the applicant on the same street.</p> <p>Officers advised that if elements of the conditions were being breached these should be reported to the Enforcement</p>

<p>no changes had been made to the exterior of the property.</p>	<p>Team. Applicant must be aware of the conditions and comply with them.</p> <p>Following debate, it was proposed by Councillor Sims and seconded by Councillor Colquhoun that the application be approved, in line with the officers' recommendation.</p> <p>It was agreed that the application be AGREED subject to the following conditions:</p>
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(Voting: For 4; Against 3, 1 abstention)

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 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 No.3 received 25.06.2022) 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 refuse bins storage area and associated bins (detailed on Drawing No.3 received 25.06.2022) 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 neighbouring residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).
INFORMATIVE NOTE(S)

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.

Reason for Note: In the interest of residential amenity

NC/22/00190/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Proposed two storey rear extension.</p> <p>Application No: NC/22/00190/DPA</p> <p><u>Speakers:</u></p> <p>Councillor Newby of Gretton Parish Council addressed the Committee, he was concerned about the study room becoming a fourth bedroom, parking as the property was next to the primary school and a pub, it was also in the Conservation Area and would have an effect on this. The main concern was the parking.</p>	<p>The application before Committee proposed a two storey rear extension to provide a study on the first floor and extra living space to the ground floor.</p> <p>The Planning Legal Officer said it would be impossible to put a condition on preventing a fourth bedroom.</p> <p>Members discussed the parking arrangements but as the property was to remain three bedroomed parking was adequate.</p> <p>It was resolved that the application be AGREED subject to the following conditions:</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 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.

NC/22/00217/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Proposed two storey side & rear extension.</p> <p>Application No: NC/22/00217/DPA</p> <p><u>Speakers:</u></p> <p>The Agent for this application addressed Committee, the application was to increase the living space.</p> <p>The agent had looked around the area, no impact on neighbours although the Parish Council had objected. There would be no loss of light or amenity, there had been discussion with both the Conservation Officer and the Planning Department, they were happy with the design.</p>	<p>The application before Committee proposed a two-storey rear and side extension to provide more living space.</p> <p>Members discussed the application and only voiced some concern about the proximity to the neighbour which was clarified as being 1 metre from the boundary.</p> <p>It was resolved that the application be AGREED subject to the following conditions:</p>

(Voting: For 8; Against 0)

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 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. No development shall commence until details of material samples (including physical samples to be left for visual inspection at the site), have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in strict accordance with the approved details.
Reason: In the interests of the visual amenities of the area within a Conservation Area, in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence until details of the frame and glazing sizes (of the windows, doors and rooflights including RAL colour information) have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in strict accordance with the approved details.

Reason: In the interests of the visual amenities of the area within a Conservation Area, in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

56. CLOSE OF MEETING

The meeting closed at 8:28 pm.

_____ Chair

_____ Date