

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

At 7.00 pm on Wednesday 21 September 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

### **62 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Simon Rielly.

### **63 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 Gretton application.

### **64 MINUTES OF THE MEETING HELD ON 22 August 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 22 August 2022.

### **65 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/22/00215/DPA**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Erection of 4 bed dwelling, 61 Kirby Road, Gretton.</p> <p>Application No: NC/22/00215/DPA</p> <p><u>Speakers:</u></p> <p>The Applicant Mr Barton addressed the Committee, policies supported the application, the dwelling would allow our disabled son to be part of the family. Five years had been spent looking for a suitable property, but it seemed the only option was to build near to the families support system.</p>	<p>Members received a report that sought planning permission to build a four-bed dwelling.</p> <p>Members heard from the applicant the reasons for wanting to build the property.</p> <p>Councillors asked about the noise from the Village Hall, the officer pointed out that the Parish Council were concerned that it would affect the occupants of the new property, but this had been taken into account and so the house would be angled to alleviate the problem.</p> <p>Councillor Addison moved and Councillor Sims seconded the application. 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 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 as listed below in the 'Schedule of Plans' unless alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Samples of the materials to be used in the construction of the dwellings; boundary walls/fences and hard surfaced areas; and full details, at a scale of 1:20 of the new joinery, doors and windows shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order 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. The noise mitigation/ventilation measures outlined in chapter 6 of the report reference P5667-R1-V1 dated 26th August 2022 by Noise Air or agreed equivalent shall be implemented in full before occupation of the proposed dwelling. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of residential amenity

5. A 2m close boarded wooden fence to comply with BS 1722-5:2006+A1:2018 'Specification for close-boarded fences and wooden palisade fences', shall be erected on the boundary line surrounding the proposed development

*Informative: The fence shall be constructed of good quality timber (with a board mass of 10-15 kg/m<sup>2</sup>, and no warping, knot holes or damage) of at least 20mm (ideally 25mm) thickness in all places, including where the boards overlap. Boards should continue across the front of posts to minimise gaps and wide overlaps (minimum 25mm is recommended), allow for timber expansion and contraction whilst minimising the possibility of gaps appearing over time.*

Reason: In the interest of residential amenity

6. 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:
  - Parking of vehicle of site operatives and visitors
  - routes for construction traffic
  - Site HGV delivery / removal hours to be limited to between 10:00 – 16:00 unless otherwise
  - approved as part of the CMP.
  - 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.
  - pedestrian and cyclist protection
  - proposed temporary traffic restrictions
  - 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**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2021 to work with the applicant in a

positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan For Corby Adopted September 2021, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**66. CLOSE OF MEETING**

The meeting closed at 7:18 pm.

\_\_\_\_\_ Chair

\_\_\_\_\_ Date