

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">• Parking• Fire Safety, and• Bins <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 _____