

Minutes of a meeting of the Area Planning Committee Corby

At 7.00 pm on Wednesday 22 March 2023

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 (part of meeting)

72 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Rielly.

73 MEMBERS' DECLARATIONS OF INTEREST

No declarations were made on the items to be discussed.

74 MINUTES OF THE MEETING HELD ON 16 November 2022

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

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 16 November 2022.

75 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/23/00006/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Construction of a detached bungalow including single detached garage.</p> <p>Application No: NC/23/00006/DPA</p> <p><u>Speakers:</u></p> <p>Mr Newby addressed the Committee on behalf of the Objector (Corby Town Council), it was considered that this was an overdevelopment of the site and not suitable for the area, it was felt that the Planning Department was not considering the concerns of the Town Council Planning Committee.</p> <p>The Applicant addressed the Committee, permission had already been granted but the extension had been omitted, this application was to ask for approval to the extension to the back of the property prior to commencement of building.</p>	<p>Members received a report that sought planning permission for a single storey dwelling.</p> <p>As there was a current live permission Members could see no reason for objecting to the application before them.</p> <p>It was proposed by Councillor Dalziel, seconded by Councillor Sims that the application be approved, in line with the officers' recommendation.</p>

(Voting: For 6; 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 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

In dealing with the application the Council has considered 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.

NC/23/00002/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Construction of a 3 bed dwelling attached to 16 Sulgrave Drive.</p> <p>Application No: NC/23/00002/DPA</p> <p><u>Speakers:</u></p> <p>Mr Newby addressed the Committee on behalf of the Objector (Corby Town Council), it was considered that this was an overdevelopment of the site and changed the character of the area as this was amenity land and ownership was unclear. There were also problems at certain times of the day with parking.</p>	<p>Members received a report that sought planning permission to erect a 3 bed dwelling adjoining 16 Sulgrave Drive</p> <p>The application was a renewal of a previously agreed application which expired in January 2023.</p> <p>Members asked for clarification on the amenity land and the Legal Office explained that planning could be sought on land not in the ownership of the applicant but if granted the applicant would then be required to obtain the land or permission of the landowner to proceed. The Planning Officer confirmed that the applicant owned the amenity land.</p> <p>It was proposed by Councillor Sims, seconded by Councillor Colquhoun that the application be approved, in line with the officers' recommendation.</p>

(Voting: For 5; Against 0, Abstention 1)

The application was therefore **AGREED**

19.23pm Councillor Armour joined the meeting but took no part in the decision for this item.

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: 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.

NC/22/00443/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Demolition of single storey extension and addition of Velux windows to provide 4 bed conversion.</p> <p>Application No: NC/22/00443/DPA</p> <p><u>Speakers:</u></p> <p>Cllr Davidson (CPC) addressed the Committee, he explained this was an old building with heritage value in the Neighbourhood Plan, the plan also states that there should be no extra on street parking. Parking referred to in the report is a good distance from the Chapel making it difficult if bringing in shopping or a child in a pushchair. The Parish Council would urge that the application be rejected or at least prior to a decision being made a site visit take place.</p>	<p>Members received a report that sought planning permission to increase a previous approval for a 2 bed dwelling to a 4 bed dwelling with the addition of velux windows.</p> <p>After the Parish Council made representation it was agreed that a site visit would be carried out prior to the next meeting of the Committee on May 3rd. When the application would be brought back for a decision.</p> <p>No further discussion was held and a unanimous vote was carried for the site visit.</p>

(Voting: For 7; Against 0)
A site visit was **AGREED**

NC/22/00516/COU

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Change of use from retail shop to hot food takeaway.</p> <p>Application No: NC/22/00516/DPA</p> <p><u>Speakers:</u></p> <p>Cllr Newby withdrew his request to speak as this was not the application he was expecting to speak on.</p>	<p>Members received a report that sought planning permission to change a Class use from Class E retail to Sui Generis.</p> <p>After some discussion where Councillors agreed it was better to have the commercial property occupied albeit not in keeping with the general requirement to show active marketing had taken place it was agreed that the application be approved subject to an additional condition regarding bin stores to the rear of the property.</p>

	<p>It was proposed by Councillor Addison, seconded by Councillor Buckingham that the application be approved, in line with the officers' recommendation and the additional condition.</p>
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(Voting: For 7; Against 0)
A site visit was **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 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 amenity of neighbouring occupiers, in accordance with Policy 8 of the North Northamptonshire Joint Strategy.

4. Prior to the occupation of the property, sufficient bin storage and waste management shall be implemented to the rear of the property and retained in perpetuity.

Reason: to ensure adequate waste management at the site.

Informatives/s

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.

76. CLOSE OF MEETING

The meeting closed at 8:00 pm.

_____ Chair

Date _____