

Minutes of a meeting of the Planning Committee (North)

At 7.00 pm on Wednesday 6th December, 2023 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Wendy Brackenbury (Chair)

Councillor Charlie Best

Councillor Cedwien Brown

Councillor Robin Carter

Councillor Mark Dearing

Councillor Paul Marks

Councillor Geoff Shacklock

Councillor Joseph John Smyth

Councillor Keli Watts

Officers

Bob Young

Jasbir Sandhu

Farjana Mazumder

Danielle Wyatt Bond

Sunny Bains

Nigel Bell

Callum Galluzzo

Development Services

Development Services

Development Services

Development Services

Development Services

Legal Representative

Democratic Services

47 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Dez Dell, Alison Dalziel and Simon Rielly.

It was noted that Councillor Lyn Buckingham was present as a substitute.

48 Minutes of the meeting held on 1st November 2023

RESOLVED

that the minutes of the meeting of the Planning Committee (North) held on 1st November 2023 be approved as a correct record.

49 Members' Declarations of Interests

The chair asked members to declare any interests on items present on the agenda.

No declarations were made.

50 Applications for planning permission, listed building consent and appeal information*

The Committee considered the following application for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting.

The reports included details of 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:-.

51 NC/23/00207/REG3 - 33 Ernest Wright House, Willow Brook Road, Corby

Members received a report which sought planning permission for permission to convert a former Warden's flat (3 bedrooms) to two 1- bedrooms flats. The application site was designated as flat 33 within Ernest Wright House which was a retirement housing development owned by NNC. The flat was previously used to house a warden who would permanently live on site, however the flat had been vacant for the last 4 years due to a lack of funding. The retirement development has continued with on-site wardens during the day and with an out of hours warden for the last 4 years.

Members agreed that the application was satisfactory and raised no concern in supporting the application in line with the officers recommendation.

Following debate it was proposed by Councillor Watts and seconded by Councillor Marks that planning permission be GRANTED subject to conditions.

(Members voted on the officers recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

52 NC/23/00209/REG3 - 32 Wollongong House, Cannock road, Corby

Members received an application which sought planning permission to convert a 3 bedroom flat into two 1 bedrooms flats. The application site was designated as flat 33 within Wollongong House which was a retirement housing development owned by NNC. The flat was across 2 floors. The flat previously housed a warden that would permanently live on site, however the flat had been vacant for the last 4 years due to no funding being available for a warden to live on site

Members agreed that the application was satisfactory and raised no concerns in supporting the application in line with the officers recommendation.

Following debate, it was proposed by Councillor Dearing and seconded Councillor Marks that the application be approved subject to conditions.

(Members voted on the officers recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

53 NC/23/00112/DPA - Weldon North Industrial Estate, Brakey Road, Corby

Members received a report which sought detailed planning permission for the development of 65,606 square foot mezzanine floor internal structure to the existing building to increase capacity for new business to the area. The proposed mezzanine would be positioned within the eastern section of the existing building, above the area that is currently used for dealing with returns.

Members agreed that the application was satisfactory and commended the increase in capacity and sustainability for local businesses. Members raised no concerns in supporting the application in line with the officer's recommendation.

Following debate, it was proposed by Councillor Keli Watts and seconded by Councillor Robin Carter that the application be approved in line with the officer's recommendation subject to conditions.

(Members voted on the officer's recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

54 NK/2023/0254 - 4 Church Street, Burton Latimer

Members received a report which sought full planning permission for the change of use of first floor from function room (sui generis) to a 6 no. bedroom, 6 no. person HMO (sui generis). Partial demolition of lean-to structure and replacement with timber clad lobby. Timber cladding to existing staircase, additional first floor window in north elevation, secure pedestrian access gate, bin collection/storage points, cycle storage.

It was noted that at its meeting on the 2nd of August 2023, the North Northamptonshire Planning Committee (North) considered and resolved to defer the application to enable officers to obtain comments from the Design Out Crime Officer (Northamptonshire Police).

David Salter attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns regarding the lack of parking associated with development and inaccuracy of the parking stress survey undertaken. Mr Salter also raised concerns regarding the inappropriate location of the proposed development with regards to the conservation area.

Councillor Jan O'Hara also attended the meeting and addressed the committee as one of the Ward Councillors for the proposed development raising concerns with the proposed development not in keeping with the local area. Cllr O'Hara also raised safety concerns as well as concerns relating to the Site-Specific Part 2 local plan.

Concerns with regards to accessibility and the detrimental impact on neighbouring properties was also raised.

Councillor Jenny Davies attended the meeting and addressed the committee as a representative of Burton Latimer Town Council. Cllr Davies raised concerns regarding parking and the inadequate parking stress survey undertaken as part of the application process. Highways safety concerns were also raised.

Following debate, it was proposed by Councillor Dearing and seconded by Councillor Geoff Shacklock that the application be approved subject to conditions and subject to an additional condition in relation to the requirements of a construction management plan to be agreed by the chair and vice chair.

(Members voted on the officers recommendation to approve the application)

(Voting: For 6, Against 3)

The application was therefore
APPROVED

55 NE/23/00524/FUL - 40 Main Street, Yarwell

Members received a report which sought full planning permission for the demolition of an existing dwelling with a detached double garage and the erection of a new 5 bedroomed dwelling with an integral garage. It was noted that the proposed dwelling would have measured 7.7 metres high with a width of 20.5 metres and a depth of 21.1 metres. It would have consisted of a two-storey side element off the western elevation that projects past the principal elevation and up to the front boundary of the site. Members noted that the proposal also included partial removal of the front wall to enable parking provision and manoeuvring of a vehicle within the drive and garage.

Members noted that a recent appeal decision (APP/M2840/W/22/3302907) had been issued on the application site which allowed a similar development at this proposed scheme.

Geoff Darwin attended the meeting and addressed the committee as a third party objector to the proposed development stating that the heritage asset needs to be protected and that the proposed development would not be in keeping with the existing area and neighbouring properties.

Helen Raymond also attended the meeting and addressed the committee as the agent on behalf of the application. Helen Raymond stated that the existing property had been poorly extended over time which had resulted in several structural issues. The proposed application would result in a similar footprint to the existing building and would result in 22% of the property boundary being developed.

Following debate it was proposed by Councillor Joseph Smyth and seconded by Councillor Lyn Buckingham that the application be approved in line with the officers recommendation and subject to conditions.

(Members voted on the officers recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

56 NC/23/00041/RVC106 - Little Stanion

Members received a report which sought permission for a variation of s106 agreement dated 28th August 2016 relating to LPA ref: 04/00442/OUT dated 5th July 2006 and LPA ref:17/00702/DPA (Detailed) dated 21st May 2018 for 66 residential units, retail space and community hall known as the Multi Use Square Development and 17/00703/OUT dated 6th September 2018 concerning outline planning permission for the erection of not less than 99 dwellings, and a maximum of 135 dwellings plus landscaping and associated works in Little Stanion for JME Developments Ltd.

Members noted that the application had been deferred by members of the Committee at its meeting on 4th October 2023 for the following reasons:-

- i) To enable the Council to further investigate the issue of whether or not the Multi Use Games Area (MUGA) had indeed been substituted for the obligation to provide a football pitch and the issue relating to land owned by Tata Steel.
- ii) Resolve outstanding issues relating to changes to approved landscaping and especially trees on the site;
- iii) Resolve the financing and construction of a community hall to be provided on the Site and for the security of the same to be delivered at the point of letting the contract for the construction of the community hall to be within 6-9 months of the date of the approved further variation to the 106 Agreement; such bond to be valued in relation to the delivery of the specification for the community hall, such specification to be prepared by the Owner and approved by the local planning authority within the above time frame.
- iv) Enable negotiations between the Owner, Little Stanion Parish Council and the local planning authority to take place with a view to transferring management of the Community Hall, and parking area once built, to the Parish Council. (Members voted on the motion to defer the application) relates to a major development and a s106 variation application which concerns the delivery of a community asset (Village Hall and Football Pitch), amendments to two current obligations, wider viability issues, and legal matters to be considered.

Ray Kilham attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns regarding ongoing issues with the developer of the proposed development.

Councillor Stuart Nash attended the meeting and addressed the committee as a representative of Little Stanion Parish Council. Councillor Nash raised support for the officers recommendation A and stated that the village Hall was required as part of much needed community facilities.

James Moore also attended the meeting and addressed the committee as the applicant for the application stating that recommendation C would be most beneficial in order to progress the development of the village hall.

Robert Waite also attended the meeting and addressed the committee as the agent on behalf of the application stating support for recommendation C. Mr Waite also commented on the involvement of a Multi-Use Games Area (MUGA) within the development.

Members sought clarification regarding the officers recommendation and the necessary implications as well as clarification with regards to the involvement of a MUGA in place of a football pitch as the applicants preferred form of submission.

Following debate it was proposed by Councillor Lyn Buckingham and seconded by Councillor Joseph Smyth that recommendation A as set out in the agenda be approved in line with the officers recommendation and subject to conditions.

That the Council agree to modify the s106 agreement by removing the “The Little Stanion Community sum” and “The Little Stanion Up-lift sum” obligations (together referred to as the roof tax) subject to EITHER:

The applicant will transfer the land (fully serviced and with public rights of access) for the Village Hall and parking area known as Block E on plan 1616-P100I to the Council, together with the sum of £1.2 million, prior to the commencement of the final residential phase (114 units) of the Little Stanion development

OR

The applicant will submit a specification for the Village Hall and parking area to the local planning authority for approval within 3 months of the variation being agreed; the applicant will then build the Village Hall within 6-9 months of the LPA’s approval of the specification; upon approval of the Village Hall specification, the applicant will obtain an insurance bond at their own expense and to the reasonable satisfaction of the local planning authority to secure delivery of the Village Hall

TOGETHER WITH the applicant will use reasonable endeavours to conclude negotiations with the neighbouring landowner to acquire land for a football pitch at their own expense and will then provide a football pitch in lieu of a MUGA.

(Members voted on the officers recommendation to approve the application)

(Voting: For 8, Against 1)

Recommendation A was therefore
APPROVED

57 Exempt Items

None

58 Close of Meeting

The meeting closed at 9.28 pm

Chair

Date