

**North Northamptonshire Area Planning Committee
(Wellingborough)
Wednesday 13 October 2021 at 7.00 pm
Council Chamber, Swanspool House**

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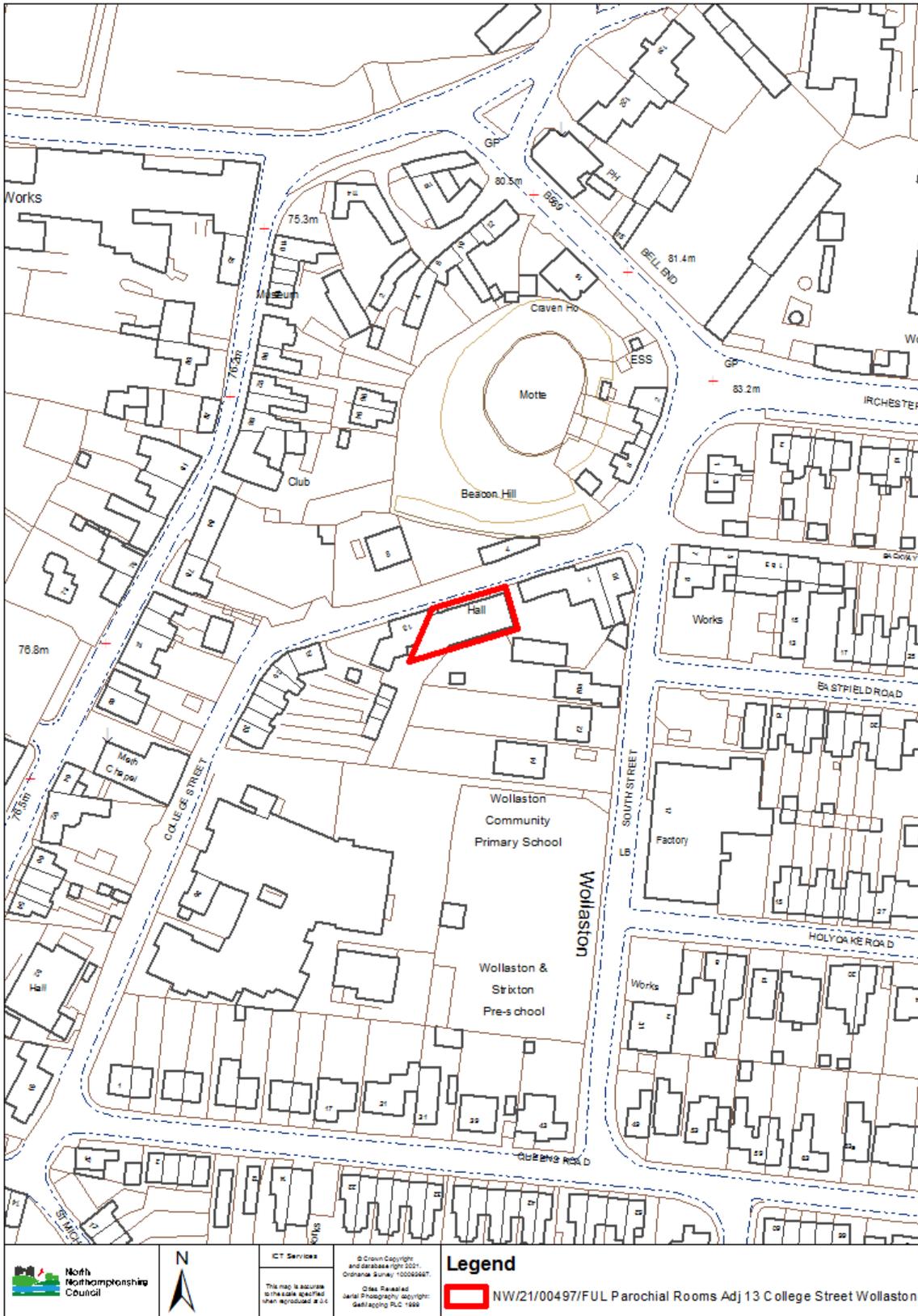
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North Northamptonshire Area Planning Committee (Wellingborough)

Application Reference	NW/21/00497/FUL	
Case Officer	Ms Kate Skingley	
Location	Parochial Rooms adjacent 13 College Street Wollaston Northamptonshire NN29 7SF	
Development	Change of use from function hall to residential class C3. Including the subdivision of one building into two x two bed dwellings. Single storey section of the function hall to be demolished and the land subdivided to provide bike/bin storage area for the two new units and the remainder to be incorporated into 13 College Street as residential garden. .	
Applicant	Mr J French	
Agent	Mr R Buckingham	
Ward	Irchester Ward	
Overall Expiry Date	29 July 2021	
Agreed Extension of Time	14 October 2021	
Checked	Team Leader	Name: Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the Parish Council have objected, and the Officer's recommendation is to approve.



North Northamptonshire Council



ICT Services
This map is accurate to the scale specified when approved at 1:1

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Legend

 NW/21/00497/FUL Parochial Rooms Adj 13 College Street Wollaston

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 The application site relates to the Parochial Rooms which were previously associated with St Marys Church in Wollaston. The proposal seeks planning permission to convert the building into two residential units, each with 2 bedrooms. A first floor would be created which would accommodate the two bedrooms and a bathroom, with the kitchen and living areas at ground floor.

2.2 The proposal is to retain the exterior appearance of the building as much as possible, but with the installation of replacement windows, and new rooflights in the front and rear roof planes. The front porches are also proposed to be restored/rebuilt.

2.3 The existing single storey addition to the western side of the Parochial Rooms that has toilets and a kitchen area will be demolished. The land will then be divided to provide an area for bins and bike storage for the two new residential units to be created in the Parochial Rooms, and the remaining land used as additional amenity space for number 13 College Street, to which the existing building is adjacent.

3. Site Description and Surroundings

3.1 The application site is in the village of Wollaston and relates to the Parochial Rooms that were previously associated with Parish of St Marys Church dating back to 1880. To the south of the site the building abuts the garden of no.10a South Street, to the north the property faces onto College Street and towards no. 8 College Street. To the west, the property adjoins no. 13 College Street, and to the east there is a vehicular access and parking area/courtyard that serves no. 1 College Street.

The building is of a redbrick construction with a slate roof. It is currently single storey with a high vaulted ceiling. There are porches at each end of the building stepping up into the main hall. The toilet and kitchen area are located within a more modern flat roof extension to the western side of the Parochial Rooms.

The site lies outside of, but close to the boundary of the Wollaston Conservation area.

4. Relevant Planning History

WP/2006/0593

Approved with conditions

28.11.2006

To refurbish the building inside and out including the construction of a ramp to the street side of the building in order to comply with the requirements of the Disability Discrimination Act 1994.

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wollaston Parish Council

Object due to lack of any off-street parking.

Challenge the validity of the parking beat survey.

Housing is not required to meet the needs of the village.

In favour of the development of the building but a smaller development with some off-street parking should be considered.

5.3 Local Highway Authority (LHA)

No objection is raised to the application on highway safety or capacity grounds

Additional LHA comments 4 October 2021

In this instance and based on the findings of the supporting independent parking beat survey the LHA raises no objection to the above application in relation to highway safety or capacity grounds.

5.4 Heritage consultant (Place Services)

Initially objected to the proposals.

The effect of the proposals would be to result in a detrimental impact upon the significance of the non-designated heritage asset at the medium-high end of the scale, making paragraph 197 of the NPPF relevant here. Paragraph 196 of the NPPF is also relevant here with regards to the impact the proposals would have on the setting and significance of the Conservation Area.

Paragraph 200 of the NPPF encourages local planning authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. In my opinion the proposed scheme fails to achieve this in its detrimental impact upon the setting of the Conservation Area

Following submission of amendments, updated comments were received (15 September 2021)

Unopposed to the current iteration of the proposals which are an improvement on those previously submitted, however conditions have been recommended in relation to details of windows and external finishes.

Comments 4 October 2021

With the previously recommended conditions - unopposed to the application.

5.5 Principal Project Officer (Ecology)

Reviewed the bat survey report supplied and is satisfied that neither a licence nor mitigation will be required in this case.

5.6 Archaeological Advisor

Deferred to the expertise of the Place Services built heritage consultant and would not expect to need to comment further on the application unless there is a substantive material change to the scheme that may result in significant interventions into the fabric of the building.

5.7 Northamptonshire Police

No formal objection or comment to the application.

5.8 Environmental Protection Officer

No objections to the proposal in principle, however, it is recommended that a condition relating to minimising emissions to air from space heating systems is imposed.

5.9 Planning Policy Officer

Whilst the proposal would be a small-scale infill development as supported by policy 11 (2) (a) of the JCS and Policy H5 of the WNP in principle, there are continuing concerns relating to the loss of a community facility contrary to policy 7 (c) of the JCS and Policy CF1 of the WNP in principle and the lack of on-site parking available, contrary to policy 8 (b) (ii) of the JCS and Policy T2 of the WNP. The submitted information seeking to justify these within the submitted Planning Statement should be considered as to whether it would make the scheme acceptable.

The lack of parking, and the conclusions from the parking survey should be weighed against other planning considerations.

Were the proposal considered to be acceptable in principle, the application should demonstrate compliance with the standards in policy 30 (b) and (c) and policy 9 of the JCS and Policy T4 of the WNP.

5.10 Natural England

The proposed development is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.

The applicant has made the required SPA Mitigation Payment for 2 dwellings

5.11 Neighbours/Responses to publicity

1 response received on 29 September following re-consultation:

Concerns about the amended redline

Loss of a very popular amenity to the villagers

No off road parking

More pollution and more congestion

when the development of the High Street happens, the loss of the High Street car park people will park in College Street.

Two schools in the street with shambolic parking

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

1 (presumption in favour of sustainable development)

2 (historic environment)

7 (community services and facilities)

8 (North Northamptonshire place shaping principles)

9 (sustainable buildings and allowable solutions)

11 (network of urban and rural areas)

28 (housing requirements)

29 distribution of new homes)

30 housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

6.5 Wollaston Neighbourhood Plan

Policies

Cf1 (the protection of community facilities)

T2 (residential parking in new developments)

T4 (superfast broadband)

H1 (number of new homes)

H2 (housing mix)

H5 (small sites)

6.6 Other Relevant Documents:

Sustainable Design

Biodiversity

Upper Nene Valley Special Protection Area

Planning Out Crime in Northamptonshire

Parking

Air Quality

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- heritage assets;
- design, layout and the effect on the character and appearance of the surrounding area;
- flood risk and surface water drainage;
- biodiversity;
- the Upper Nene Valley Special Protections Area;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- crime and disorder;
- other matters;
- conditions

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 In addition to the specific NPPF requirements set out above, paragraph 132 states that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.4 Pre-application advice has been sought from the council and the applicant has engaged with the council during the consideration of this application to seek to overcome issues identified during the consultation. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council

to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.5 The proposal is for the conversion of a function hall into two residential dwellings. The site is situated within the boundary of Wollaston village. Policy 11 (2) (a) of the JCS states that development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need. The policy goes on to say at 11 (2) (b) that small scale infill development will be permitted on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. This will largely be met on small scale infill developments on suitable sites within village boundaries.

7.6 Small scale infill development is also supported in principle by policy H5 of the WNP. This site would represent a small-scale site within the village and can therefore be considered in accordance with these policies in principle. The proposal would result in two new dwellings which would make a small contribution towards meeting the housing need for the Wellingborough area set out in policies 28 and 29 of the JCS and policy H1 of the WNP.

7.7 The site is currently a community function hall which was used by the local community up to 2020 (according to information submitted in support of this application) for a variety of community activities. Policy 7 (c) of the JCS and policy CF1 of the WNP seek to protect existing community facilities. Policy 7 (c) of the JCS states that existing facilities should be safeguarded unless it can be demonstrated that they are no longer viable, no longer needed by the community they serve and that the facility could not be used for any other community use, or if the facility is being relocated and improved to further meet the needs of the community. Policy CF1 of the WNP similarly requires a sufficient replacement facility to be provided within or adjacent to the village boundary or for it to be demonstrated that that it would unviable/unfeasible to retain the facility and there is no prospect of alternative community use of the land or building being found.

7.8 The applicant as part of their submission was asked to provide further information and details to justify the loss of this community facility and to explain in more detail what efforts had been made to seek to retain the site as a community facility.

7.9 Information from the applicant shows an announcement made by the Reverend about the future of the Parochial Rooms and the decision by the church and its trustees to sell them. The information indicated that the Church have struggled to find a long-term sustainable use for the rooms, and the level of income that has been secured over the years from community uses has not been sufficient to invest in modernising the rooms. It was noted that substantial investment would be needed to bring them up to date. The information goes on to suggest that there may be future plans to build a smaller proposed community facility with the proceeds of the sale. However, no information on progress or further intentions for this has been provided

7.10 The Parochial Rooms were then purchased by the applicant, who has provided additional information on the efforts that were made to secure an alternative community use prior to making an application for a conversion to a residential use.

7.11 The applicant has indicated that the current building is in a state of repair that would not be fit for use by the general public, and has noted that the previous use of the hall for community activities has not generated sufficient income for the church to be able to undertake the necessary repairs and to maintain the building.

7.12 The applicant has gone on to provide some estimated figures for the investment that would be needed to restore the building to be suitable for community use. It has been suggested that that to cover the costs of running the rooms this would equate to approximately £24,000 per annum.

7.13 The applicant goes on to note that when the rooms were being used as a fitness studio full time between 2016 and 2017, its income was at its highest. However even at that time, the income was just £6,000 per annum which falls short of what is required to cover the costs to run and maintain the building.

7.14 The applicant goes on to indicate that since their purchase of the building, an approach was made by a local business about hiring the hall exclusively. The cost of this was said to be £1800 per month and was not considered viable for this business to proceed with the rental of the building.

7.15 It is considered that efforts have been made by the previous owner of the building and the current owners to seek ways to finance the restoration and ongoing upkeep of the Parochial Rooms. Unfortunately, due to the current condition of the building and the investment needed to restore it to a viable community use and for ongoing maintenance and running, that a community use is not viable.

7.16 On balance whilst the loss of the community facility as a result of this proposal is acknowledged, it is considered that the loss has been justified, and that the use of the building for an alternative and sustainable use is preferable to it being left vacant and falling into a state of disrepair. Investment is required in the building to ensure that it remains part of the village history and will not be left to fall into an unrevivable condition. It is relevant to note that there are also alternative community facilities available in the village to hire for community activities, including the Wollaston village hall and the Scott Bader commonwealth centre.

7.17 Policy 29 of the JCS sets out the distribution of new homes and specifically identifies a housing requirement of 160 dwellings for Wollaston between 2011 and 2031 under table 5 of the JCS. The council can also demonstrate 6.76 years of housing land supply as set out in the latest housing land supply report. The proposal will make a small contribution to the housing provision in Wollaston and the Wellingborough area more widely, and the principle of the development is therefore considered to be acceptable. It is still necessary however to assess the proposal against the more detailed policies of the development plan and other material considerations to determine if it is acceptable.

The parish council in their comments have indicated that they are in favour of development of this old historical building, but a smaller development with some level of off-street parking.

7.18 Effect on heritage assets and the conservation area

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.19 Policy 2 of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment.

7.20 Whilst the site is not located within the conservation area for Wollaston it is located close to its boundary and the Parochial Rooms can be considered as a non-designated heritage asset.

7.21 Paragraph 206 of the NPPF encourages local planning authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

7.22 Paragraph 203 of the NPPF states that the effect of an application on a non-designated heritage asset should be taken into account in determining the application in weighing applications that directly or indirectly affect non-heritage assets. A balanced judgement will be required having regard to the scale of any harm or loss of significance to the heritage asset.

7.23 The NNC built heritage consultant initially objected to the proposals, and concerns were raised in a number of areas, including in relation to the loss of a community asset, which was considered to be of a communal and historic local interest. Concern was also raised about the proposed conversion resulting in the near complete in-filling of the tall hall space by a new inserted floor which would remove this experience of openness and uninterrupted views through the space and to the roof. This was considered by NNC built heritage consultant to be a key element to the architectural interest of the building.

7.24 In addition, there was concern about the number of rooflights that were proposed, particularly along the northern slope facing toward College Street. The quantity of rooflights was considered by NNC built heritage consultant to be unjustified and their placement failing to achieve any vertical alignment with the features at ground floor. The proposed new railings and wall at the front of the site were also considered to be unjustified and it was suggested that these could be easily retained.

7.25 Concern was also raised about the proposed replacement windows and the impact this may have on the setting of the conservation area which lies adjacent to

the site. NNC built heritage consultant felt that the conservation area is partly experienced in views across its boundary east and west along College Street. It was considered that the hall makes a positive contribution to these views in that the traditional building form, detailing and materials are largely retained. The proposal as originally proposed was considered to have a detrimental impact to the College Street elevation (loss of historic railings, windows, and the installation of a high quantity of rooflights, poorly positioned to this northern roof slope). It was considered that the alterations would be to the detriment of these views along the boundary of the Conservation Area, resulting in a detrimental impact upon its setting.

7.26 As noted above, paragraph 206 of the NPPF encourages local planning authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. As initially proposed it was not considered that the proposal met this aim and that the effect of the proposals would be to result in a detrimental impact upon the significance of the non-designated heritage asset at the medium-high end of the scale and not contributing positively to the setting of the conservation area.

7.27 Following receipt of these initial comments, a meeting took place on site with the applicant's agent, the case officer and the built heritage consultant. Discussions took place on site as to how best retain as many of the key historic features of the building whilst ensuring a suitable and viable use of the building.

7.28 Following the meeting, amended plans were received and further discussions took place in relation to the plans for the Parochial Rooms. The amended plans now show a reduction in the number of rooflights in the front roof plane and the retention of the existing railings to the front of the building. The area to the side of the Parochial Rooms where the modern extension is to be removed, will now be divided between 13 College Street and the two new units in order to provide secure cycle storage and bin storage, the porches will be rebuilt like for like/restored where possible. In addition, some internal alterations have been made to the layout to provide more open vaulted/open areas in the landing, as was requested by the heritage advisors.

7.29 NNC built heritage consultant is unopposed to the current iteration which are an improvement on the previously submitted scheme. The built heritage consultant was however unable to support the replacement of windows with UPVC, given the limited information that was provided as part of the updated plans. It was recommended therefore that the details of all windows, doors and rooflights to be reserved for approval with a suitably worded condition.

7.30 It was also recommended that the following conditions were imposed should the application be supported: Method statement for any repairs to the porches; Schedule and specification of external finishes to the west (street facing) elevation prior to commencement of works; Specification and drawings showing the form and finish materials of the proposed bin and cycle stores prior to first occupation;

7.31 Subject to the imposition of these conditions relating to the more detailed finishes for the external features of the building it is considered that the proposed conversion of the Parochial Rooms is acceptable in heritage terms, and will ensure that the building is retained and restored and brought into a sustainable and viable use. Whilst it will not be retained as a community use, the need to ensure a viable use is considered to outweigh the loss of this community building. By ensuring a high quality restoration of the building that seeks to retained as many of the external features a possible, and to incorporate appropriate replacement windows, the scheme is considered to ensure a positive contribution to the setting of the conservation area, and the restoration of this non designated heritage asset. In order to ensure the building is maintained and no alterations that may be harmful to its appearance and important character are undertaken a condition restricting its permitted development rights is also recommended.

7.32 Subject to conditions, the proposal is considered to comply with policy 2 (a) and (b) of the JCS and the guidance set out in the revised NPPF.

7.33 Design, layout and the effect on the character and appearance of the surrounding area

JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.34 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.35 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.36 Policy H5 of the WNP which relates to small sites is clear that planning permission will be granted for small scale residential development within the village boundary provided that the design and layout respect the important character and features of the site, respects the scale , form and character of the neighbouring development and makes a positive contribution to the quality of the built environment, including the use of appropriate materials and architectural features.

7.37 The proposal seeks to largely retain the existing appearance of the building, seeking to replace the windows which have fallen into a state of disrepair; restore the porches and to remove the existing flat roof side extension to the building. The works will also see the inclusion of rooflights to the front and rear roof planes.

7.38 Overall, the appearance of the building in the street scene will remain largely unchanged, other than to repair and make good some of the dilapidated features and to replace the windows. It is considered that this will ensure that the building will remain in keeping with its surroundings and will not introduce any out of character features or add-on's that do not reflect the local character. It has been recommended however that the final design of the windows, the works to repair the porches and final choice of boundary treatments are dealt with by a suitably worded planning condition, to ensure that the external facing materials that will be used respond to the existing building and ensure a high quality development that makes a positive contribution to Wollaston.

7.39 It is considered that subject to the recommended conditions relating to external facing materials the proposed development is in compliance with policy 8 (d) (i) and (ii) of the JCS and policy H5 (1-3) of the WNP and is acceptable.

7.40 Sustainability

Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.41 Flood risk and drainage

The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.42 The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.43 The site is located within Flood Zone 1 and is not identified as a site at risk of surface water flooding, and such it is not considered that the site is at risk of flooding. The proposal is therefore in compliance with policy 5 of the JCS.

7.44 Foul sewage

JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d)

continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.

7.45 The NPPF at paragraph eight and elsewhere identifies the provision of infrastructure as part of the economic role as one of the three dimensions of sustainable development.

7.46 The application forms submitted with the application indicate that foul sewage will be disposed of via the mains sewer. As an existing building it is considered that there will be some existing infrastructure in place to serve the building, and the creation of two dwellings will be unlikely to create a demand for infrastructure that cannot be met.

7.47 The proposal is therefore considered to comply with policy 10 (b), (c) & (d) of the JCS.

7.48 Noise

To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise.

7.49 Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.50 NNC environmental protection officer has been consulted on this application and has raised no objection.

7.51 It should be identified that the council's environmental protection service has powers to deal with any unacceptable noise the development may create as necessary under the provisions of the Environmental Protection Act 1990.

7.52 The council's environmental protection service also has powers to deal with any unacceptable noise caused by building works as necessary under the provisions of the Environmental Protection Act 1990 and it has published a leaflet entitled 'considerate contractor advice note'.

7.53 The proposed conversion and residential use is not considered to give rise to any unacceptable impacts in relation to noise and is therefore in compliance with policy 8 (e) (i) or (ii) of the Joint Core Strategy.

7.54 Air quality

The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.55 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.56 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.57 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.58 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.59 NNC environmental protection officer has reviewed the proposal and has recommend that a condition is imposed that requires that prior to any construction work commencing proposals for minimising emissions to air from space heating systems should be submitted to the local planning authority for approval and the approved heating systems then to be installed on site prior to occupation of the dwellings and shall be maintained in working order thereafter.

7.60 In addition to the above an informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh.

7.61 Subject to the imposition of the recommended conditions, the proposal is considered to comply with policy 8 (e) (i) & (ii) of the JCS.

7..62 Biodiversity

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

7.63 The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

7.64 The revised NPPF at chapter 15 'protect and enhance biodiversity and geodiversity' sets out government views on minimising the impacts on biodiversity,

providing net gains where possible and contributing to halt the overall decline in biodiversity.

7.65 In support of their application, the applicants have provided a bat survey which has been reviewed by NNC Principal project officer (ecology) who is satisfied that neither a licence nor mitigation is required in this case. In order to achieve net gain in biodiversity as a result of the development however, it is recommended that a condition requiring the installation of bird boxes is imposed.

7.66 Subject to the imposition of a condition requiring bird boxes being provided, on balance, the proposed development is considered to comply with policy 4 of the JCS.

7.67 Effect on the Upper Nene Valley Special Protection Area

The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.68 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.69 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.70 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage, but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.71 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of £599.90 made under section 111 of the Local Government Act 1972 and the development meets the criteria set out in the SPA SPD for this approach to be taken.

7.72 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures

to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.73 Housing mix

Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

7.74 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.75 The proposed conversion of the parochial rooms will make provision for 2 x two bedroom properties which is in compliance with policy 30 (a) (ii) of the JCS and will make a contribution to the small and medium size dwelling needs for the area. The development is small in scale and it therefore not considered that it would result in an over concentration of a single type of housing in the area, where there is a mixture of small and larger family homes.

7.76 The proposed development is considered to comply with policy 30 (a) (i) & (ii) of the JCS.

7.77 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.78 The applicant has confirmed that the proposed development complies with the relevant technical space standards for a 2-bedroom, 3 person, 2 storey dwelling which requires 70m² GIA and 2.0m² of built in storage.

7.79 The proposal therefore complies with policy30 (b) of the JCS.

7.80 National Accessibility Standards

Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.81 All units should achieve category 2 of the National Accessibility Standards as a minimum. The applicants agent has confirmed that this can be achieved and therefore a condition will be imposed to ensure that the dwellings met category 2 of the National Accessibility Standards.

7.82 The proposal therefore complies with policy 30 (C) of the JCS.

7.83 Living conditions of the neighbouring occupiers and future occupiers of the development

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. The policy is clear that development should protect amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

7.84 In addition, policy H5 of the WNP at point 4 is clear that development will only be permitted where it does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

7.85 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.86 In relation to the privacy of the neighbouring properties, consideration must be given to the position of windows and any overlooking that may occur as a result. No new window openings are proposed, however the use of the building as a residential use will be different to that of a community facility and consideration must be given to both neighbouring occupiers and the future occupiers of the dwellings to ensure an acceptable level of privacy and amenity is maintained.

7.87 It is proposed that most windows in the property will be replaced. The existing windows on the northern elevation facing onto the street are currently obscurely glazed, it is considered that it is not necessary for these windows to be obscurely glazed for a residential use and clear glazing on this frontage will be acceptable. In relation to the windows on the eastern elevation, these windows face towards number 1 College Street and into the courtyard/parking area of this property. It is proposed that these windows will be non-opening / fixed units with obscured glazing as shown on the submitted plans (this will also be controlled via planning condition).

7.88 The south east window which will serve the new kitchen area of one of the units will be looking out into the enclosed courtyard to the rear but will not be overlooking the neighbouring property due to the repositioning of the fence and gate, so there is no need for this window to be obscurely glazed.

7.89 At the rear, the windows will face out onto the small courtyard area serving the new dwellings, towards the garden boundary of no.10a South Street. It is therefore not considered that these windows being clear and opening, or the introduction of French doors on this elevation will give rise to any unacceptable overlooking. There will also be a 1.8 metre high fence on top of 0.3 metre gravel board installed, taking the height to just over 2 metre. Whilst these windows will serve habitable rooms and new French doors are proposed to be installed, it is not considered that the position and height of these windows will give rise to any unacceptable loss of privacy or create any unacceptable overlooking to the garden of number 10a South Street.

7.90 The existing round window on the eastern upper elevation will be retained and will serve the landing of one of the units. The property opposite, No. 1 College Street has a small round first-floor window opposite this window. However due to the position of the window and the two properties not being directly in line, and the fact that the window will serve a landing, it is not considered that this window will give rise to any unacceptable loss of privacy or overlooking.

7.91 Subject to the recommended conditions relating to obscure glazing and non-opening windows on certain elevations it is not considered that the proposed use of the Parochial Rooms for residential use will give rise to any unacceptable loss of privacy or overlooking to adjacent properties, and will not create an unacceptable impact on privacy to any future occupiers.

7.92 In relation to the introduction of roof lights in the front and rear roof planes to provide light to the first floor, the applicant has provided a section which shows that they will be set sufficiently high enough into the roof plane so as to not to give rise to any overlooking to the adjacent properties.

7.93 In relation to external private amenity space, it is noted that dwellings will have very limited outside space. French doors are proposed to be provided at the rear elevation to allow access to a very small outside area, sufficient perhaps to hang out some washing. The council has no specific standards on the level of external amenity space that should be provided, and whilst it would generally be expected that a reasonable level of space should be provided for a new dwelling, it is noted that in this case there are limits as a result of the application being the conversion of an existing building.

7.94 It would not be possible for any additional outdoor space to be provided that would suit each dwelling. Notwithstanding this however, it is not considered that the lack of outdoor amenity space would be a reason to refuse this application. The dwellings will be two bedrooms only and are not considered to be large family homes, where a larger garden would generally be expected. Any prospective purchaser of the units would be aware at the time of buying that there was limited outdoor space and would need to decide for themselves if this was adequate. The building is unique and is not a built for purpose dwelling and as such there will be compromises on the amount of outdoor amenity space available.

7.95 Subject to the imposition of suitably worded condition in relation to the windows being fixed and obscurely glazed in certain locations, it is not considered that the proposed development will give rise to any unacceptable loss of privacy or overlooking and will not affect the amenity of the occupiers of the adjoining properties. The proposal is therefore considered to be in compliance with policy 8 (e) (i) of the JCS and policy H5 (4) of the WNP.

7.96 Highway safety and Parking

JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.97 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.98 The proposal does not include the provision of any off-road parking, and no new accesses are being created. In support of their planning application the applicant has submitted a parking beat survey which indicates that sufficient on street parking accommodation can be found in the vicinity of the application site and accords with the specification of the highway's authority.

7.99 The NNC highway engineer has been consulted on this application and has indicated that in this instance and based on the findings of the supporting independent parking beat survey the LHA raises no objection in relation to highway safety or capacity grounds

7.100 It is also noted that Wollaston Parish Council have raised an objection to this application on the grounds that the application does not conform to policy H5 (part 6) of the WNP in relation to providing sufficient, safe and convenient parking, and does not conform to policy T2 (part 2) to ensure that any additional on street parking does not result in significant congestion for other road users. The parish council have also challenged the validity of the parking beat survey noting that at one point over the recent weekend (June 2021) there was just one car park space free in College Street, none in Bell End and only a few on Irchester Road. Concern has also been raised that people will not walk 10minutes from their home to reach a parking space. Most of the free space highlighted by the survey is located on South Street, which is identified by the Parish Council as a main through road of the village where parking should not be encouraged.

7.101 Whilst the comments of the Parish Council are noted and it is acknowledged that the proposal doesn't make any provision for off street parking which means parking will need to be found on public roads in the locality, there is no option or possibility of this being provided on site.

7.102 The Northamptonshire parking standards (2016) recommend that a two-bedroom unit should provide two allocated parking spaces. This would mean the development overall would need to provide 4 parking spaces or is expected to create demand for at least 2 car parking spaces per unit.

7.103 It is relevant to note that the Northamptonshire parking standards (2016) also recommend that a D1/D2 use should have a requirement of 7-8 spaces (1 space per 30 square metres). This is greater than would be required by two, 2-bedroom dwellings.

7.104 It is acknowledged that the use is different and not directly comparable; a community facility would likely see some people walking to the venue if they lived locally, however it would not be unreasonable to assume that some people may drive to the hall and would therefore need to park in the vicinity.

7.105 The parish council's concerns in relation to the parking survey are noted, however, the Northamptonshire highway engineer has not objected to the parking beat survey which has been carried out in accordance with their technical requirements. The use of the Parochial Rooms will generate demand for parking if it is to be converted into a residential use, however any use of the building will generate a demand for parking, as is noted by the various parking recommendations of the Northamptonshire parking standards. There is no possibility to provide any off-road parking to support the proposed change of use, and the parking beat survey has been undertaken to demonstrate that whilst it may not be ideal, there is parking available in the locality.

7.106 The need for parking and how this will not be provided on site is noted and this needs to be balanced against the need to bring the building back into an active use to ensure its restoration and ongoing maintenance. On balance it is considered that in order to secure the future of the building and to ensure that it is brought back into a viable and sustainable use, that the lack of parking on site would not be a reason to refuse the application in this case, particularly as evidence has been provided in accordance with the Northamptonshire highways requirements to indicate that there is sufficient parking available in the locality.

7.107 As such, whilst the proposal does not make parking provision on site, evidence has been provided to suggest there is parking available in the vicinity of the site to support the development. There are also material considerations in relation to the future of the building and providing housing in the village that weigh in favour of the proposed conversion. The NNC highway engineer has also not objected.

7.108 Any use of the building is likely to generate some demand for parking; however, it is about finding an acceptable use that will ensure that the building is maintained in a viable and sustainable way. It is therefore recommended that the proposal is approved.

7.109 As such whilst there is some conflict with policy T2 and H5 of the WNP it is considered that there are other considerations that weigh in favour of this proposal.

7.110 Crime and disorder

Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.111 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.112 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.113 The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future

users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.114 The Northamptonshire Police Crime Prevention Planning Advisor has reviewed the proposal and has raised no objections. The use of the building will encourage increased natural surveillance into the street and will ensure that the building is brought into an active use. The planning statement submitted with the application sets out some of the measures that will be used to ensure security on site, including the use of lighting over the front porch areas and the bike/bin storage areas and the installation of security doorbells for each unit. To ensure an appropriate lighting scheme that does not detract from the appearance and character of the building, a condition is recommended.

7.115 The proposed development is considered to comply with policy 8 (e) (vi) of the JCS.

7.116 Conditions

The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

7.117 It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Broadband

Policy T4 of the Wollaston Neighbourhood Plan states that planning permission for new developments will be subject to a condition requiring the provision of ducting to allow for the provision of fibre optic cable into individual premises. In order to comply with this policy, a condition relating to superfast broadband is recommended.

8.2 Health Impact Assessment

Paragraph 91 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

8.3 Equality

The scheme includes 2 dwellings would meet category 2 of the national accessibility standards. Both the dwellings would meet the national space standards. The proposed development would provide 2 bedroom dwellings in the village benefiting

either young persons starting out on the property ladder or older residents down sizing

9. CONCLUSION/PLANNING BALANCE

The proposed development broadly complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to promoting sustainable development and raising design standard. Where the proposal does not comply, in relation to the lack of off street parking, it is considered that there are material consideration that weigh in favour of the proposed development and it is therefore recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To prevent the accumulation of listed building consents; to enable the local planning authority to review the suitability of the works in the light of altered circumstances; and to conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:
Proposed floorplans and elevations JF/21/126-02 Rev C (registered 4 October 2021)
Location and Block Plan JF/21/126-03 Rev B (registered 27 September 2021)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

3. Prior to first occupation of the development hereby approved proposals for minimising emissions to air from space heating systems shall be submitted to the local planning authority for approval and the approved heating systems shall be installed on site prior to occupation of the dwellings and shall be maintained in working order thereafter.

Reason: To comply with policy 8(e), (ii), of the North Northamptonshire Joint Core Strategy and Air Quality Supplementary Planning Guidance

4. Prior to the first occupation of the development hereby approved, all new windows, including the rooflights will be installed in accordance with details that shall have been first submitted for approval in writing by the local planning authority. Details shall include as a minimum details of all proposed windows and conservation rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, finish, and ironmongery and detail the levels of obscurity and opening.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby approved, works to the porches will have been undertaken in accordance with a method statement setting out the approach to the repair and restoration of the two front porches that shall have been first submitted to and approved in writing by the local planning authority.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the approved development the bin and bike storage area must have been installed, in accordance with details that will have been first submitted to and approved in writing by the local planning authority. The details must include as a minimum, drawings showing the form and finish and materials to be used.

Reason: In the interests of visual amenity and the character of the area in accordance with policy 8 (d) (i) and (ii) and Policy 2 (a) of the North Northamptonshire Joint Core Strategy.

7. Prior to the first occupation of the development hereby approved, the external finishes to the west (street facing) elevation shall have been completed in accordance with a schedule that will have been submitted to the local planning authority for approval in writing.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the approved details, prior to the first occupation of the development hereby approved boundary treatments will have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at

a minimum scale of 1:100) detailing the position of all proposed and retained boundary treatments and annotated or accompanied by a schedule specifying the type, height, composition and appearance of the boundary treatment throughout the site. The boundary treatments will be retained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

9. Prior to the first occupation of the development hereby approved a lighting plan will have been submitted to and approved in writing by the local planning authority, setting out the location and type of any external lighting to be fitted at the site. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation and shall be subsequently retained in that form thereafter.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the ground floor windows on the eastern elevation shall be non-opening and shall be fitted with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3; of the Pilkington range of Textured Glass or equivalent. The windows shall not be altered to clear glazing or opening without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development covered by Class A, AA, B, C, D and E; of Schedule 2 to that Order shall be carried out without the specific grant of planning permission from the local planning authority.

Reason: To ensure that any development at the site harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

12. The provision of ducting, allowing for providing fibre optic cable into each individual dwelling to enable superfast broadband shall be installed prior to the first

occupation of each dwelling.

Reason: To ensure the development is served by superfast broad band in accordance with policy T4 of the Wollaston Neighbourhood Plan.

13. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

14. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

15. No dwellings shall be occupied until the bin store shown on the approved plans has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated bin storage area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

16. Prior to the first occupation of the development hereby approved, bird boxes (1 for each dwelling) shall be erected on a suitable part of the residential property.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy 4 (b) (c) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and

assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at:
https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
4. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.

North Northamptonshire Area Planning Committee (Wellingborough)

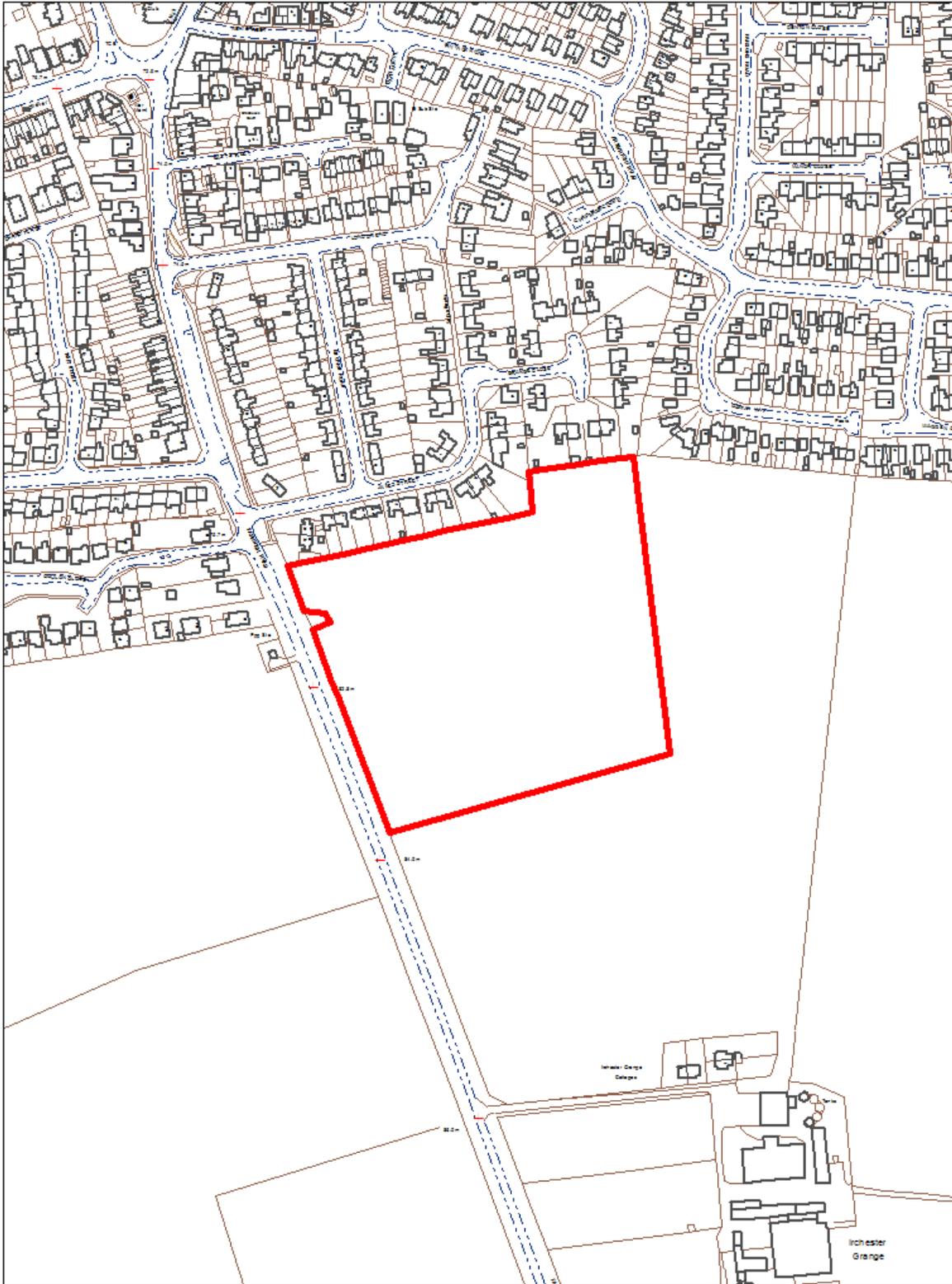
Application Reference	NW/21/00540/REM	
Case Officer	Mr Duncan Law	
Location	Land adjacent 79-81 Farndish Road and rear 2 to 26 James Street Farndish Road Irchester Northamptonshire	
Development	Reserved matters application for the erection of up to 75 dwellings for residential use including details of the appearance, landscaping, layout and scale pursuant to planning permission ref: WP/19/00154/OUT	
Applicant	Mulberry Property Developments Ltd	
Agent	Dr Christine Manley	
Ward	Irchester Ward	
Overall Expiry Date	20 September 2021	
Agreed Extension of Time	15 October 2021	
Checked	Team Leader	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation as written objections have been received from more than three neighbouring households.

1. Recommendation

- 1.2 That reserved matters consent be **GRANTED** subject to the conditions listed at the end of the report



 <p>North Northamptonshire Council</p>		<p>ICT Services</p> <p>This map is accurate to the scale specified when approved & is</p>	<p>© Crown Copyright and database right 2021. Ordnance Survey 100066667.</p> <p>Data Provided Aerial Photography copyright: GeoEye PLC 1999</p>	<p>Legend</p> <p> NW/21/00540/REM Land adjacent 79-81 Farnish Road & rear 2 To 26 James Street Farnish Road Irchester</p>
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2. The Application Proposal and Background

2.1 The application seeks approval of reserved matters application for the erection of up to 75 dwellings for residential use including details of the appearance, landscaping, layout and scale pursuant to conditions 1 and 2 of planning permission reference: WP/19/00154/OUT that state;

'1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the local planning authority before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the local planning authority.'

2.2 Further conditions are attached to the outline application for the wider site requiring discharge to allow the commencement of development on the site, these being condition numbers:

4. vehicular and pedestrian accesses technical details.
5. acoustic report (under consideration - NW/21/00544/CND)
6. odour assessment (under consideration - NW/21/00544/CND)
7. air quality report (under consideration - NW/21/00544/CND)
8. assessment of ground conditions (under consideration - NW/21/00544/CND)
9. programme of archaeological work (under consideration - NW/21/00544/CND)
10. Construction Environmental Management Plan (under consideration - NW/21/00544/CND)
12. surface water drainage scheme
13. scheme for the ownership and maintenance for surface water drainage system
14. Verification Report for the installed surface water drainage
15. provision of fire hydrants
18. Biodiversity Enhancement and Management Scheme (Details approved under application NW/21/00534/CND (09 August 2021)

Details required to demonstrate compliance with the following conditions as below have also been submitted;

- 11. compliance with Nationally Described Space Standards’.
- 19. mix of type and size of market dwellings
- 20. National Accessibility Standards

2.3 As required through the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework. Consequently, amended plans and supporting information have been submitted during the consultation period. The following documents were submitted in support of the application;

- Location Plan
- Planning Layout
- Refuse Strategy Plan
- Fire Vehicle Tracking
- Car Parking Strategy
- Open Space Strategy
- Materials Layout Plan
- Boundary Treatment Plan
- Views to St Katharine’s Church Plan
- Movement Plan
- Detailed Landscaping Proposals (Sheet 1 of 2)
- Detailed Landscaping Proposals (Sheet 2 of 2)
- House Types both affordable and market details
- Ancillary Buildings Details
- NDSS Assessment Schedule

2.4 A summary of the proposed accommodation is as follows:

Type of house	Number of Units	Number of Market Units	Number of Affordable Units
1-bed	7	-	7
2-bed	25	18	7
3-bed	26	24	2
4-bed	17	16	1
Total	75 dwellings	58 market	17 affordable (23% affordable)

2.5 Scope of decision - The application seeks approval of reserved matters only. Therefore, only details of the appearance, landscaping, layout and scale are to be considered.

3. Site Description and Surroundings

3.1 The 3.44hectares (8.5 acres) site is located to the south of Irchester, approximately 400 metres from the village centre. The site is allocated within policy 4 of the Irchester, Knuston and Little Irchester Neighbourhood Plan (2018). The policy allocates the site for 75 dwellings, public open space and an area of 0.3 hectares reserved for a community facility.

3.2 The site comprises part of an agricultural field currently in arable use. There is a gradual rise in the land towards the south-west of the site which is not subject to any statutory landscape or ecological designations.

3.3 Post war residential development on James Street which forms part of a larger housing estate, together with Edward Road and Grange Close borders the site to the north, and Farndish Road borders the site to the west with lower density residential development and open arable fields beyond up to Wollaston Road. Arable farmland lies beyond the southern and eastern boundaries, with Irchester Grange Farm further to the south.

4. Relevant Planning History

WP/19/00154/OUT	Approved with conditions Outline application for up to 75 dwellings including new vehicular access off Farndish Road, with areas of landscaping and public open space, land for a community facility, and associated infrastructure works (access only to be determined at this stage) - Flood Risk Assessment report - Amended Plan	01.03.2021
NW/21/00534/CND	Fully discharged Details submitted pursuant to condition 18 (biodiversity enhancement and management scheme) of outline planning permission ref: WP/19/00154/OUT	09.08.2021
NW/21/00544/CND	Determination pending. Details submitted pursuant to conditions 5 (Acoustic report), 6 (Odour assessment), 7 (Air quality report), 8 (Ground conditions), 9 (Archaeology), 10 (CEMP) and 16 (Tree/hedge protection) of outline planning permission reference WP/19/00154/OUT	

5. Consultation Responses

The comments below include a consultation on amended plans received during the application process. A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Irchester Parish Council

Amended Plans – no comments received.

Original Plans:

1. Welcome the fact that bungalows have been placed at the rear of James Street as requested by the Parish Council and the INP
2. Have concerns about the rear access for the bungalows of Plots 11, 12 and 13 and hope that alternative arrangements could be made by access from both sides of the row of bungalows. Would hope that an appropriate bin store could also be arranged at the front of the properties for the dwellings.
(Officer note - now revised on amended plans)
3. The block of 4 flats at the rear of James Street we are a little confused about the layout as they seem to be a mirror image of the actual flat sectional drawings. Could you confirm that the end gable wall nearest to James Street has no windows.
(Officer note - now revised on amended plans)
4. Note that appropriate natural screening and fencing will be appropriately arranged at the rear of James Street/Grange Close and hope that the developers will work with the adjoining properties to achieve best results.
5. The Parish Council also note that as requested as part of the INP, that subject to viability that the aim was for 40% affordable homes on the site. An independent viability assessment has been undertaken and 23% (17 houses) will now serve this purpose and that there will also be 4 self-build plots. Also note there are a larger percentage of smaller dwellings within the development overall.
6. The Open Space across the centre of the site which has the Pipeline running underneath it - concern about the easement either side as it borders on the edges on driveways to houses and visitors parking spaces. Anglian Water's comments would be welcomed on this and if it is appropriate to do this for any future maintenance work.
(Officer note - now revised on amended plans, no comments received from Anglian Water)
7. The proposed 'Mowed Path' across this Open Space area above the Pipeline is not appropriate it will result in a mud track just being formed. Request that a suitable hardstanding pathway is considered instead which would be more accessible for all.
(Officer note – Developer and Parish have met and discussed; Anglian Water will not accept such a pathway on their easement)
8. The Parish Council would welcome a discussion with the developers about the Open Space, Attenuation Area and the Play Equipment contained with the LEAP. They are aware that these areas will be offered to the Council in due course. They would particularly welcome a conversation about suitable play equipment, how it can complement other play equipment in the village and how it can meet equality for users.

(Officer note – Developer and Parish have met and discussed – Wicksteeds equipment to be considered)

9. The INP requests in Policy 4,(iii)- that a Heritage Impact Assessment and Archaeological Assessment will be undertaken on this site, in particular the views of the Grade I Listed St Katharine's Church across the site. The Parish Council is also pleased to note that an Archaeological Report will be written about any find and any artefacts with be deposited in the new NNC Archaeological Store at Chester House in Irchester. also hope that some kind of information board could be placed on the open space to explain some of the finds if appropriate.

(Officer note – Views to St Katherine's Church Plan' submitted)

10. Pleased to see public electric charging point but are unclear who will be responsible for these going forward.

(Officer note – EV points to be managed by private company)

11. Welcome the new bench and bin by the entrance to the site and would welcome a discussion about replacements. Would welcome a discussion about other street furniture on the development e.g. bins, seats

12. Welcome the land for the Community Facility Area, its square shape and the entrance from Farndish Road. Hope that a gate will be placed on the entrance from Farndish Road. No decision has been made about how the land can be used at the moment but the Parish Council wish it to be noted that a building or other leisure structure for community use could be built on it the future and wonder how that may impact on the adjoining properties and will they be made aware of this.

(Officer note – gate to be installed)

13. The INP, Policy 4: i, particularly states that a pathway should be provided along the eastern side of Farndish Road from where it currently stops (near to James Street) and should go as far as the Community Facility Area. It is noted that in these plans it currently does not do this, and the Parish Council requests that this policy is adhered to. They realise there may be an issue with path laying due to tree roots, but the general public will just walk on the verge or road if a suitable path is not built causing safety issues and hope this problem can be solved.

(Officer note – to be discussed below)

5.2 Neighbours/Responses to publicity

It should be noted that representations were received objecting to the principle of development including loss of countryside, inappropriate location, impact on local facilities, affordable provision etc..

The matter of the principle of development has been considered through the granting of the outline permission and are therefore not material to the consideration of the current reserved matters details. Representations have been received from approximately 31 parties. The material issues relevant to this application raised are summarised below:

Traffic and highways

Proposed LEAP area maintenance costs

Community area use and potential of anti-social behaviour

Tree removal

Boundary treatment appearance

Church views
Loss of amenity to properties on James Street and Grange Close
Minimal landscaping and lack of screening
Construction traffic/noise
Diverted bus route will cause congestion
Minimal economic benefits to the village and its residents
Flooding issues
Roman activity on site
Loss of pathway

5.3 Local highway Authority (LHA) – no objections

The Local Highway Authority does not intend to raise an objection to the application on highway safety or capacity grounds.

5.4 North Northamptonshire Council Principal Project Officer (Ecology) – no objections

5.5 Environment Agency – no comments to make.

5.6 North and West Northamptonshire Council Surface Water Drainage Assessment Team – no comments to make.

Having reviewed the applicant's submitted documents, we would like to advise that in the absence of an FRA and/or Drainage Strategy, we are unable to comment on the Surface Water Drainage matter. Hence the impacts of surface water drainage have not been adequately addressed at this stage for this Reserved Matters application. Request that they are to be consulted again when there is a submission of Detailed Surface Water Drainage Information. In the meantime, no development shall take place until full details of the surface water drainage scheme for the site is submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Please also note that our comments only cover the surface water drainage implications of the proposed development
(Officer note – details are required under Condition 12 - surface water drainage scheme, Condition 13 - ownership and maintenance of the surface water drainage system and Condition 14 - verification Report for the installed surface water drainage system that will address matters of flooding and drainage.)

5.7 Anglian Water – no comments received.

5.8 North Northamptonshire Council Housing Strategy and Enabling Project Manager – no objections.

Application for 75 homes including 17 affordable homes (23%). This provision of affordable homes is aligned to local policy requirements. The proposed breakdown of 1-4 bedroom homes is further broadly aligned to the local housing needs.

Note and welcome that, based on those drawings provided, all homes may meet Nationally Described Accessibility Standards. NNC policy requires that all homes are delivered to Category M4- 2 and that 5% are Category M4-3 – wheelchair accessible,

(therefore 3 homes). Please ensure that this provision is clearly included and specified.

Welcome the provision of 6 x 2-bedroom bungalows in the market housing, and 3 x 1 bedroom bungalows in the affordable housing provision to meet this requirement.

Welcome the provision of 4 x self-build plots to meet this requirement.

5.9 Natural England – no objections.

5.10 North Northamptonshire Council Environmental Health (Contaminated Land) – no objections.

No objections to make on this application for land contamination subject to unexpected contamination condition.

5.11 Northamptonshire Fire and Rescue Service – no objections.

No objections subject to Fire Service Access guidance informative.

5.12 North Northamptonshire Council Landscape Officer – no objections.

The loss of a tree from the highway appears to be difficult to avoid, but it is unfortunate as local residents have been anxious to retain them all. The footpath on that side of the road extends to the cabinet and could make it difficult to retain the adjacent tree between it and the main entrance, but originally a path was proposed all along that side and this is much better.

The internal road parallel with the east boundary on the west side shows a grass verge between it and the close boarded fences, but there should be some planting to avoid an unbroken expanse of fence. With verges widely shown responsibility for maintenance needs to be clearly identified. Some trees are usefully shown in the rear gardens of properties on the north boundary which is a sensitive part of the site.

5.13 North Northamptonshire Council Built Heritage Consultant – no objections.

Unopposed to this application from a heritage standpoint. Reaffirms previous comments from the response to outline planning permission reference WP/19/00154/OUT:

The southern extent of the proposed development is the furthest south that development could extend without detrimentally impacting on the setting and significance of these heritage assets through agglomerating the farm complex with the town. Their significance is derived in part from their setting in isolation within an agrarian rural landscape.

5.14 North Northamptonshire Design officers – no comments received; discussions occurred at pre-application stage.

5.15 Northamptonshire Police Crime Prevention Design Advisor - no objections.

Northamptonshire Police has no formal objection or comment to the application in its current form.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policy 1 (Presumption in Favour of Sustainable Development)

Policy 2 (Historic Environment)

Policy 3 (Landscape Character)

Policy 4 (Biodiversity and Geodiversity)

Policy 6 (Development on Brownfield Land and Land Affected by Contamination)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

Policy 15 (Well Connected Towns, Villages and Neighbourhoods)

Policy 28 (Housing Requirements)

Policy 29 (Distribution of New Homes)

Policy 30 (Housing Mix and Tenure).

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy GI4 (Enhancement and Provision of Open Space);

Policy GI5 (Enhancement and Provision of Sport and Recreation Facilities);

Policy H5 (Self-Build and Custom Housebuilding).

6.5 Irchester, Knuston and Little Irchester Neighbourhood Plan

Policies

1 (settlement boundary policy)

2 (heritage policy)

4 (land south of James Street)

6.6 Other Relevant Documents:

Sustainable Design

Biodiversity

Planning Out Crime in Northamptonshire

Northamptonshire Parking Standards (Sept 2016)

Upper Nene Valley Gravel Pits SPA

7. Evaluation

7.1 The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- landscape character and visual amenity;
- heritage assets;
- archaeology;
- flood risk and surface water drainage;
- noise and air quality;
- biodiversity;
- housing mix;
- national space standards;
- national accessibility standards;
- affordable housing
- older Person accommodation
- self-Build and custom house building
- living conditions of the neighbouring occupiers;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- sustainability;
- conditions

7.2 **Principle of Development and material considerations** - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.3 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.4 The principle of development on this site was established through the granting of outline planning permission reference WP/19/00154/OUT which was approved on 07 October 2020 by the former Borough Council of Wellingborough's planning committee. Where outline planning permission has been granted (as set out above) in order to proceed with development, details known as Reserved Matters need to be submitted to the local planning authority for approval. Any further reserved matters applications should seek approval for landscaping, appearance, layout and scale for the development as required by condition 2 of the outline permission which states:

'Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the local planning authority before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the local planning authority.'

The application seeks approval of reserved matters only. Therefore, only details of the appearance, landscaping, layout and scale are to be considered. In addition, there are conditions attached to the outline application for the wider site that require discharging prior to the commencement of development on the site;

Condition 5 - acoustic report

Condition 6 – odour assessment

Condition 7 - air quality report

Condition 8 – contaminated land

Condition 9 - programme of archaeological work

Condition 10 - Construction Environmental Management Plan

Condition 12 - surface water drainage scheme

Condition 13 - ownership and maintenance of the surface water drainage system

Condition 14 - verification Report for the installed surface water drainage system

Condition 15 - provision of fire hydrants

Condition 16 - tree protection

Condition 17 – water use limit

Condition 18 - Biodiversity Enhancement and Management Scheme
(*approved under reference NW/21/00534/CND*)

In addition to the specific NPPF requirements set out above, paragraph 132 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'.

Pre-application advice has been sought from the council and a consultation event held with Irchester Parish Council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.5 Design, layout and the effect on the character and appearance of the surrounding area

JCS policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area. Policy 8 (e) (iv) of the JCS also requires that development should be feel safe, active and overlooked to adhere to the secured by design principles to try and design out crime and anti-social behaviour. The proposed design and layout would need to

be considered in relation to these criteria and the zonal layout in figure 10 of the INP as below;



Figure 10: Policy 4 – Land south of James Street Zonal Drawing

Consequently, the submitted layout is determined by the existing water main within the boundary of the site, the quantum of development to be delivered, the s106 requirements of open space, community building and LEAP provision. It is considered that the layout broadly accords with the zonal layout in figure 10 of the INP.

7.6 Amended plans were received through the application process that addressed concerns raised by consultees with regards to orientation of properties to provide increased natural surveillance, bay windows and active frontages. It is considered that the proposal adopts a suitably rural fringe approach to architectural treatment using a mix of elevational and boundary treatments. The general palette of materials as noted in the submitted materials schedule is considered acceptable for the parcel with differing red multi brickwork, render and a blend of slate and tile roofs. The submitted scheme retains a number of elements in the same location as the illustrative layout, with proposals revised to create the opportunity for;

- framed views back to the village church and spire.
- visually downgrading the sewer easement running E-W across the site by making it a more incidental feature of the layout.
- water attenuation to be more of a feature on entering the scheme.
- a space for a community facility that is well overlooked.
- affordable housing & bungalows to widen the range of dwelling types

The street hierarchy as shown is considered a suitable and appropriate layout and design for the parcel. The movement network for vehicles, pedestrians and cyclists provides a clearly identifiable connected route. Changes in hard surface treatment will aid legibility further as per the submitted planning layout plan. The plan has a pedestrian entrance into the site from Farndish Road at the north-west corner of the site. Minor amendments were requested and received to the satisfaction of the Local Highways Authority. In accordance with INP Policy 4 (viii) the layout has been designed to facilitate further growth post 2031 with a stub road shown off the main access collector road leading to the eastern boundary to allow development to extend if required. Therefore, the proposed development is of an acceptable quality in terms of layout and design. It is consistent with the INP and outline permission in terms of appearance. With a total site area of 3.44 hectares, excluding the 0.3 hectare site for the community facility, the gross site area is 3.14 hectares. The site would therefore have a gross density of 24 dwellings per hectare, which is appropriate for an edge of village site, a site well served with public transport and is considered to represent an efficient use of the land.

7.7 The scale of the proposed houses is reflective of residential development in existing communities. The key buildings identified on the submitted plans are used to denote key points within the layout - helping to ensure the legibility of pedestrian routes, whilst also ensuring an aesthetically appealing approach to public realm, easement, open space and highways.

The development is consistent in terms of scale and as a result the proposed scheme is in scale with dwellings in the vicinity in terms of their height and massing. On this basis, it is considered that the proposed style and layout of the development is appropriate within this context. It is therefore concluded that the design of the development would be acceptable and would comply with JCS policy 8 (d) (i) and (d) (ii) and INP policy 10.

7.8 **Landscape character and visual amenity**

Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect.

The effect on the character and appearance of the surrounding landscape of development in this location was fully considered during the site allocation process undertaken for the INP. In accordance with the above quoted policy, the applicant has submitted landscaping proposals which show the provision of street trees,

shrubs, hedgerows and grass verges within areas of the public realm. The landscaping and boundary treatments integrate with those of the surrounding area and have been agreed with the relevant consultees as being appropriate in both landscape and amenity terms.

It is recognised that the retention/enhancement of the existing boundary features and the introduction of new hedgerow successfully integrates the scheme within the wider landscape. The proposal incorporates acceptable levels of landscaping including a landscape buffer around the site boundaries to create a strong and attractive settlement boundary as per INP Policy 4(i).

The s106 requires '*natural and semi-natural open space of a minimum size of 3,096 square metres to be provided on the Site as part of the Development and to include a LEAP and SUDS*'. The submitted plans show 3,562m² of open space which is to be offered to Irchester Parish Council with a maintenance sum of £104, 233.98

NNC Landscape Architect was consulted and raised no objection to the scheme which is considered in accordance with JCS policy 8 (d) (i) and (ii).

7.9 Effect on heritage assets

Policy 2 of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment, a view reinforced through policies 2 and 4 (iii) of the INP. The layout of the scheme is a reserved matter for consideration that informs the effect on any heritage assets.

NNC built Heritage Consultant noted that there is a historic farmhouse and associated farmstead buildings located to the south of the development site. As this farm complex is identifiable in the First Edition OS map of the area, some of these buildings can therefore be considered non-designated heritage assets. To the north of the farmstead a pair of semi-detached cottages is also identifiable in the same mapping, likely to be historically associated with the farm and can also be considered as non-designated heritage assets. NNC built Heritage Consultant concluded that this application does not result in harm to these identified non-designated heritage assets as a buffer of agricultural land is retained between the development site and the farm complex.

7.10 Policy 4 (iii) of the INP requires proposals to be informed by a Heritage Impact Assessment and Archaeological Assessments. In meeting this requirement, an Archaeological and Heritage Assessment was submitted in support of the outline planning permission that concluded no impacts on the setting of heritage assets were identified. These assets included non-designated assets and ten Grade II Listed Buildings including existing views and vistas of the Grade I Listed St Katherine's Church.

Policy 4 (i) of the INP also requires development proposals to preserve key views towards the church spire along Farndish Road to the south of the site and to identify key vistas towards the church from within the site that can be designed into the layout to provide newly accessible and uninterrupted views towards the church spire.

The submitted 'Views to St Katherine's Church Plan' meets this requirement by identifying key views of the church spire from the site looking northwards between existing properties along James Street and Farndish Road to the south. To benefit from this vista, the main area of public open space has been positioned in the north-west corner of the site and the secondary access road located to allow better views of the church from the proposed street network and from the southern periphery of the wider field. In addition, single storey properties located on the northern boundary allow views of the Church over rooftops.

Given the above, the proposal is considered to accord with policy 2 (d) of the JCS and policies 2 and 4 of the INP.

7.11 Archaeology

JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report. With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 194 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.12 Although not a reserved matter, and as required by policy 4 (iii) of the INP, the submitted Archaeological Geophysical Survey at the outline stage identified possible archaeology on the site relating to Roman activity and medieval or post-medieval ridge and furrow ploughing trends. Because of this identified possible archaeology, mitigation in advance of development was required. Subsequently in order that adequate provision was made for the investigation and recording of any remains that are affected, an archaeological condition for a programme of archaeological work was attached to the outline planning permission that is subject to separate consideration under approval of details reserved by condition reference NW/21/00544/CND. Subject to the approval of these details, the application is considered to accord with policy 2 (d) of the JCS and policy 4 (iii) of the INP.

7.13 Flood risk and drainage

The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk. The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

Flood risk and drainage are not reserved matters for consideration, the Lead Local Flood Authority (LLFA) were consulted and raised no objections to the outline scheme subject to details required under condition 12 - surface water drainage scheme, condition 13 - ownership and maintenance of the surface water drainage system and condition 14 - verification report for the installed surface water drainage

system that will address matters of flooding and drainage. With these conditions imposed on the outline permission, to secure an appropriate drainage scheme, the proposal complies with JCS policy 5. The risk of flooding will not be increased on or off site and an adequate drainage system and method of surface water disposal will be secured through approval of condition details.

7.14 Noise and air quality

To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution or unacceptable levels of noise.

It is noted that a separate application for approval of details reserved by condition (reference NW/21/00544/CND) has been submitted to the council for consideration pursuant to conditions 5 (Acoustic report), 6 (Odour assessment), 7 (Air quality report), 8 (Ground conditions), 9 (Archaeology), 10 (CEMP) and 16 (Tree/hedge protection) of outline planning permission reference WP/19/00154/OUT.

7.15 The submission of a Construction Environmental Management Plan is required by condition 10 of the outline planning permission. The CEMP details would include Noise Action Levels (based on a noise survey) and site procedures to be adopted during the course of construction including working hours, intended routes for construction traffic, details of vehicle wheel washing facilities, location of site compound, lighting and security and information about how dust and other emissions will be controlled.

Through consideration of these details that are not reserved matters for consideration at this stage, the proposal is considered to have complied with the requirements of JCS policy 8 (e) (iv) in ensuring quality of life and safer and healthier communities.

It should be identified that the Council's environmental protection service has powers to deal with any unacceptable noise the development may create as necessary under the provisions of the Environmental Protection Act 1990.

7.16 As the proposed development includes the provision for vehicle parking. A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and at paragraph 112 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan. Two community Electric Vehicle Charging Points are to be provided which will, in the first instance be offered to the parish council or subsequently a Management Company. In addition, a condition will be attached to any planning approval that requires the submission, approval and implementation of a scheme identifying properties to be provided electric charging points prior to the first occupation of the first dwelling.

7.17 Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan. A suitable pedestrian access is to be provided to the existing community to the north - enabling suitable access to key amenities and public transport routes.

7.18 **Biodiversity**

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

A Tree Protection Plan is required by condition 16 of the outline planning permission and the development will have to adhere to the plan and the associated Root Protection Arrangements for existing trees on the site. General ecological enhancements are proposed in the approved Biodiversity Enhancement Strategy as required by condition 18 - Biodiversity Enhancement and Management Scheme of the outline permission that received approval under an application for approval of details reserved by condition reference NW/21/00534/CND.

7.19 The application relates to agricultural land with no statutory wildlife protection and is considered to have a positive impact on biodiversity as there are enhancements to be secured including bat/bird boxes, species rich hedgerows and hedgehog holes. In addition, as there are boundaries that overlook open countryside which are recognised as sensitive, a landscape buffer is proposed.

7.20 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations'). Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. It should be noted that the neighbourhood plan was subject to screening and concluded that the impact of the proposed allocations on the SPA has already been assessed in the Habitat Regulations Assessment for the JCS and will be appropriately mitigated for by contributions to the SPA mitigation strategy. The onsite open space provided may also act as a suitable alternative natural greenspace, provided it is appropriately designed and managed.

NNC principal projects officer (ecology) was consulted on all iterations of submissions and raised no objections. With the above assessments, methods of working and enhancements proposed and secured by conditions it is considered that the proposal comprises a suitable avoidance, enhancement and mitigation strategy to be in compliance with JCS policy 4 and INP Policy 4 (iv), resulting in a net gain in biodiversity as required by the NPPF.

7.21 Housing mix

Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

INP Policy 4 (ii) requires the mix of housing provided on site to reflect the most up to date assessment of housing needs arising in the Parish (currently the 2013 Housing Needs Survey) and include a mix of 1-4 bedroom dwellings including a proportion of flats and bungalows.

The quantum of development proposed is summarised as:

Type of house	Number of Units	Number of Market Units	Number of Affordable Units
1-bed	7	-	7
2-bed	25	18	7
3-bed	26	24	2
4-bed	17	16	1
Total	75 dwellings	58 market	17 affordable (23% affordable)

7.22 The Strategic Housing Market Assessment (SHMA) (revised 2015) identifies that the following breakdown of bedrooms and size would be in line with the housing needs identified within the SHMA;

- 1 bed (58%)
- 2 bed (10%)
- 3 bed (30%)
- Some 4+ bed (2%)

However, the Housing Strategy and Enabling Project Manager (Place) highlighted that much of this data is outdated and a better indication of the housing needs of the Wellingborough Area is the Housing Register and concluded that the proposed breakdown of 1-4 bedroom homes is broadly aligned to the local housing needs. The distribution of house types and tenure is sufficiently dispersed with no overly large clusters of single house types as required by policy 30 (a) (ii) of the JCS. The development is subject to a S106 legal agreement in respect to the affordable

housing units to include a Local Lettings Policy (LLP) to ensure the scheme creates balanced and sustainable communities in line with, policies 28 and 29 of the JCS and in compliance with Condition 19 of the outline planning permission.

7.23 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. Details have been submitted as part of these reserved matters to demonstrate compliance with condition 11 of the outline planning permission in confirming that all properties meet the National Space Standards.

7.24 National Accessibility Standards

Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum. All units should achieve category 2 of the National Accessibility Standards as a minimum with at least one being category 3 of the Accessibility Standards to enable wheelchair access. This is in accordance with the Housing Action Plan 2018-2023, which specifies that 5% of all affordable housing units should be wheelchair accessible. The submitted details indicate that the 3 affordable 1B bungalows at plots 11-13 have been updated to meet Part M4 Category 3 and benefit from wheelchair accessibility in accordance with JCS Policy 30 (c) and in compliance with condition 20 of the outline.

7.25 Affordable Housing

Policy 30 (d) of the JCS sets an affordable housing target of 40% of total dwellings on sites of 11 or more dwellings in the rural area. The precise proportion and tenure mix of the affordable housing should take into account the need identified in the SHMA or more up-to-date local assessment and the viability of the development. Policy 4 of INP seeks a mix of housing on the site to reflect the most up-to-date assessment of housing needs arising in the parish and include a mix of 1-4-bedroom dwellings including a proportion of flats and bungalows. It also sets a target of 40% of the dwellings to be affordable subject to viability. On the basis of policy 30 (d) of the JCS and Policy 4 of the INP the site should be seeking to deliver 30 affordable dwellings on the site.

7.26 Notwithstanding this requirement and as reported at outline stage, Policy 30 (d) of the JCS and INP Policy 4 explicitly state that the proportion of affordable housing NNC will seek on sites may vary depending on the site and market provision. This policy allows, where site and market constraints dictate, an assessment of the viability of the scheme to be undertaken. Where there is a viability issue, NNC seeks to ensure that the contributions that can be secured are used for the purposes of providing affordable housing, alongside the consideration of other site-specific planning obligations (such as education and healthcare).

The outline planning permission was the subject of a Viability Assessment submitted to the BCW for review. The financial viability appraisal was assessed on behalf of BCW by expert surveyors at Bespoke Property Consultants who concluded that the scheme could viably support 23% or 17 units of affordable housing provision. The

application proposes 17 of the 75 as affordable units which were secured through the signing of the s106 agreement at the outline stage.

The s106 tenure split has been agreed at 11 Affordable Rent and 6 Shared Ownership as indicated on the plan submitted to be distributed adequately across properties of differing sizes. Consequently, the proposal is considered to accord with JCS policy 30 (d) and Policy 4 of INP.

7.27 Older Person accommodation

On sites of 50 or more dwellings, 1.4 hectares or more policy H3 and policy Site 2E of the PBW requires the provision of specialist housing to meet the needs of older people. The proposal includes the provision of 6 x 2-bedroom bungalows in the market housing, and 3 x 1-bedroom bungalows in the affordable housing provision to meet this requirement.

7.28 Self-Build and custom House building

Policy H5 of the PBW also requires that sites of 50 or more dwellings or 1.4 hectares or more site area, makes available 5% of the plots for self-build or custom build. Policy 30 (g) of the JCS supports this requirement in relation to Strategic Urban Extensions; it would therefore be expected that 3 market units are made available for self or custom build. The proposal includes the provision of 4 x self-build plots to meet this requirement/

7.29 Living conditions of the neighbouring occupiers

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

The proposed dwellings have been designed and sited to avoid overlooking or other amenity impacts on surrounding properties. Design amendments were sought and addressed through the submission of amended plans. The proposed buildings would provide active frontages and outward facing development. The development would not appear intrusive or result in an unacceptable loss of privacy to neighbouring properties. In addition, views over open space and the arrangement of the proposed buildings would provide an acceptable level of outlook and privacy for future occupiers.

7.30 Residential amenity informed the decision-making process at the outline stage that required properties adjacent to the sensitive northern site boundary with James Street to be single storey only through condition 23. In addition, condition 24 prevents encroachment into the separation distance by removing permitted development rights from plot numbers 1,7,8,9, 10, 11, 12, 18 and 19 as shown on the indicative Masterplan thereby avoiding development without the specific grant of planning permission from the local planning authority.

The requisite bungalow properties and separation distances are indicated adjacent to the shared northern boundary with properties on James Street to prevent adverse amenity impacts to existing and future residents in compliance with condition 23 of outline planning permission reference WP/19/00154/OUT.

7.31 The submission of a Construction Environmental Management Plan is required by condition 10 of the outline planning permission. The CEMP details would include Noise Action Levels (based on a noise survey) and site procedures to be adopted during the course of construction including working hours, intended routes for construction traffic, details of vehicle wheel washing facilities, location of site compound, lighting and security and information about how dust and other emissions will be controlled.

Given the distance and orientation of properties, the relationship between the proposed and existing development to the north is considered by officers to be acceptable.

Overall, the layout is considered acceptable with regard to the living environment for future occupants including levels of privacy, daylight and outlook in accordance with JCS policy 8 (e) (ii) .

7.32 Highway Safety

JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.33 Access and Pedestrian Access

Access is not a reserved matter to be considered at this stage as it was agreed as part of the grant of the outline permission where, in accordance with policy 4(i) of the INP, the submitted masterplan indicated that two vehicular accesses be provided from Farndish Road and a pedestrian footpath is partially provided along the eastern side of Farndish Road, to the northwest of the site to the site's vehicular entrance. Specific details of vehicular and pedestrian accesses require technical approval in writing by the local planning authority in consultation with the highway authority, these being secured through condition 4 of the outline planning permission.

It is noted that the INP requires a pathway to be provided along the eastern side of Farndish Road from where it currently stops (near to James Street) to the northwest of the site to the site's vehicular entrance. However, concerns over the loss of a number of existing highway trees within this area raised by public consultees and the NNC landscape officer has resulted in the revised and submitted reserved matters proposal that reduces the trees loss or impacting existing tree root zones, retaining the verdant approach to the village. The minutes of the October 2020 Planning Committee note the discussion concerning the extent of this footpath and it was agreed that a no-dig approach would be explored. This approach was discounted as it would not be possible to provide an accessible footpath of sufficient width for all users. The current proposal avoids the loss of trees and provides a fully accessible

footpath for all users. A £10,000 contribution has been secured in order to upgrade the Zebra Crossing to a Pelican Crossing in the High Street which Irchester Parish Council has identified as a key Core Priority, in addition to a footway/cycleway Contribution of a further £10,000.

7.34 Parking

Parking accommodation is required to be provided in accordance with the Northamptonshire parking standards (2016) in order to satisfy policy 8 (b) (i) of the JCS. The applicant has provided a parking plan and a parking schedule to clarify the parking provision on the site which shows that the allocated/unallocated parking provision for all dwellings is as per NNC's standards and is acceptable as shown on the layout plan and parking plan. There are occurrences of tandem parking within site and these are not precluded by the parking standards. NNC Highways Officers are satisfied that the layout of the proposal as per the amended plans submitted in terms of parking provision, roads and footways is acceptable. Tracking diagrams for refuse and emergency vehicles have shown that the proposal achieves an acceptable layout and parking provision is policy compliant.

The proposal is therefore considered acceptable and in accordance with the highway orientated aims of JCS policy 8 (b) (i) and (ii) .

7.35 Contamination

The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters. The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

As the existing use is agricultural, no objections were raised from NNC's Environmental Health officers at the outline stage. Land contamination is not therefore a reserved matter as it is adequately addressed through application of condition 8 of the outline consent that requires an assessment of ground conditions (under consideration -through approval of details reserved by condition reference NW/21/00544/CND) to be submitted and approved by the Local Planning Authority to comply with policy 6 of the JCS.

7.36 Crime and disorder

Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted

designing out crime supplementary planning guidance gives detailed advice this issue.

The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.37 Layout is a reserved matter, through consultation, the Northamptonshire Police Crime Prevention Design Advisor (CPDA) made comments regarding the submitted layout and boundary treatments in order to reduce the likelihood of crime, disorder and anti-social behaviour occurring in the interest of the security and quality life of future occupants of the development. As a result, and following discussions, amended plans were received that took account of the concerns raised including amended boundary treatments and introduction of windows to street-facing gable elevations. Details of proposed bollard lighting for the shared private drives will be secured through condition.

Consequently, all matters were considered to have been addressed through the submission of amended plans to the satisfaction of the CPDA and the scheme is considered to be in accordance with policy 8 (e) (iv) of the JCS.

7.38 Sustainability

Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition was included at the outline stage.

7.39 Conditions

The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice. It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 The outline site specific s106 covers subsequent detail and amendment applications and therefore this application would fall under the original s106 and no further s106 or variation is required. These contributions met the tests for obligations as outlined at paragraph 57 of the NPPF and are in accordance with CIL Regulations 122 and 123.

8.2 The completed section 106 covering the details of the financial contributions to be secured through legal agreement are:

Early Years £247,012
Primary Education £198,726
Secondary Education £220,142
Allotments £17,372
Footway/Cycleway Contribution £10,000
Contribution to Pelican Crossing £10,000
Bus Service Subsidy £45,000
Fire Hydrants £1,874
Special Protection Area £20,208
Open Space Maintenance Sum £104,233.98

8.3 The 3,096m² of a natural and semi-natural greenspace including a fully equipped LEAP play area to be provided on site is to also be secured through the s106 in lieu of the requests of Policy GI4 of the PBW that requires all residential developments of 10 or more dwellings to contribute towards provision or enhancement of open space based upon the local quality, quantity and accessibility standards. All residential developments could be expected to contribute to open space by either providing new areas or improving the quality or accessibility of existing open space. It is anticipated that the management of the Public Open Space secured through the s106 will in the first instance be offered to the Parish Council. In addition, the land for a Community Facility is to be reserved as part of the s106 in accordance with Policy 4 of the INP and in lieu of Policy GI 5 of the PBW and policy 7 (a) of the JCS which set the requirement to provide sport and recreation facilities made necessary by the development.

8.4 Equality

The scheme includes provision of 23% affordable housing of which 11 units would be affordable rented units and 6 shared ownership units. 72 dwellings would meet category 2 of the national accessibility standards, a further 3 dwellings would meet category 3 of the national accessibility standards. All the dwellings meet the national space standards.

8.5 Health Impact Assessment

Paragraph 91 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion (c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. CONCLUSION/PLANNING BALANCE

9.1 It is considered that the proposal represents an acceptable scheme and provides appropriate measures, which balance the needs of the future occupiers and the existing adjacent land occupiers, as well as mitigating for the impact and enhancing the character, landscape and ecology of the area.

9.2 It is considered that the proposed development responds to the outline planning permission, the policy requirements of the development plan and the National Planning Policy Frameworks, as well as the Neighbourhood Plan, having also having taken into account all material planning issues raised by the submissions and the representations and responses received to consultation. In accordance with the presumption in favour of sustainable development, it is therefore recommended that reserved matters consent is granted subject to the conditions set out below

10. RECOMMENDATION

10.1 That reserved matters consent be **GRANTED** subject to the conditions listed at the end of the report

11. Conditions

1. The development hereby approved shall be carried out in accordance with the following drawings:

Received 14 June 2021
18870/1005 Location Plan
18870/1016 Views to St Katharine's Church Plan
RDC1159/110 2 Bed Bungalow + Study
RDC1159/111 Beacon V1 House details
RDC1159/112 Abbey House details
RDC1159/113 Farnwell House details
RDC1159/114 Warwick House details
RDC1159/115 Carlton House details
RDC1159/118 Pitsford House details
RDC1159/119 Yardley House details
RDC1159/121 Blenheim Floor Plans
RDC1159/123 Sherbourne Elevations
RDC1159/124 Sherbourne Plans
RDC1159/125 Harrington Elevations
RDC1159/126 Harrington Plans
RDC1159/127 Carlton V2
RDC1159/130 Beacon Render
RDC1159/131 Abbey Render
RDC1159/132 Farnwell Render
RDC1159/133 Warwick Render
RDC1159/134 Carlton Render

RDC1159/135 Humberstone Render
RDC1159/136 Foxton Render
RDC1159/137 Yardley Render
RDC1159/138 Sherbourne Elevations Render
RDC1159/139 Sherbourne Plans Render
RDC1159/140 Carlton V2 Render
RDC1159/150 1 Bed Flats Elevations
RDC1159/151 1 Bed Flats Plans
RDC1159/152A 1 Bed Bungalow
RDC1159/153 Sheldon
RDC1159/154 Kingbury
RDC1159/155 Shipley
RDC1159/156 4B Narrow
RDC1159/157A 3B5P
RDC1159/160A Single Garage
RDC1159/161 Double Garages
RDC1159/162 Substation
RDC1159/163 Bin Store

Received 10 Sept 2021

18870/1007B Refuse Strategy Plan
18870/1008B Fire Vehicle Tracking
18870/1009B Car Parking Strategy
18870/1010B Open Space Strategy
18870/1011B Materials Layout Plan
18870/1017A Movement Plan
GL1552 01 B Detailed Landscaping Proposals (Sheet 1 of 2)
GL1552 02 B Detailed Landscaping Proposals (Sheet 2 of 2)
RDC1159/120B Blenheim Elevations
RDC1159/158C Beacon V2
RDC1159/159C Beacon V2 Render

Received 21 Sept 2021

18870/1006C Planning Layout
18870/1015B Boundary Treatment Plan

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

2. Nothing herein shall be deemed to affect or vary the conditions imposed on outline planning permission reference WP/19/00154/OUT; dated 01.03.2021; which shall continue in full force and effect, in so far they are expressly varied by conditions hereby imposed.

Reason: For the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

3. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reasons: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. All hard and soft landscape works shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment shown on the approved plans shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials has been completed in accordance with the approved plans or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. Thereafter, all refuse and recyclable materials associated with the

development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing has been constructed, surfaced and permanently marked out or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. The car parking area provided shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

9. Prior to the commencement of development above slab level, details of the proposed lighting scheme for the lighting of the shared private driveways, shared parking courts and pedestrian routes shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and/or pedestrian route and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

10. The development hereby approved shall be carried out in accordance with the materials specified on the approved 18870/1011B Materials Layout Plan.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

11. In the event that any 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: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

12. Prior to the construction of the development above slab in level, a scheme for the provision of charging points for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings that will benefit from a charging point for electric vehicles, the location of any charging point for electric vehicles and the type of charging point to be installed. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the charging point shall relate.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 112 (e) of the National Planning Policy Framework.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
3. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.
To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site

boundary during construction should be carried out only between the following hours:

0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

4. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
5. All doors and windows (including individual apartment doors and emergency escape doors) in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of third party accredited products
6. The applicant should be aware of the requirements of the Fire And Rescue Pre-Application Information, Advice And Guidance For Developers Designing New Residential And Commercial Development Schemes In Northamptonshire document

Received appeals

Appeal Site	Ref. No.	Date Received	Status	Type of procedure
32 New Street Earls Barton	NW/21/00134/FUL	17.09.2021	Appeal in progress	Written Representation
Land adjacent 15 Arthur Street Wellingborough	NW/21/00234/FUL	17.09.2021	Appeal in progress	Written Representation
Adjacent 67 and 69 Local History Society High Street Finedon	NW/21/00159/FUL	25.09.2021	Appeal in progress	Written Representation
Adjacent 67 and 69 Local History Society High Street Finedon	NW/21/00160/LBC	25.09.2021	Appeal in progress	Written Representation