



North
Northamptonshire
Council

Delegated Officers Report

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH) -
24 January 2022**

The following applications dealt with under the terms of the Executive Director Place and Economy delegated powers.

WP/20/00685/FUL

Location Land to the North off Main Road and Northampton Road, Earls Barton
Proposal Residential development of 26 units including 10 affordable dwellings on land previously earmarked for employment uses as approved under outline planning permission WP/2013/0510 (Amended Plans and amended support reports)
Decision Application Permitted

NW/21/00842/FUL

Location 48 Elizabeth Way, Earls Barton, Northampton, Northamptonshire
Proposal Proposed two storey side extension. Pitched roof to porch and rear single storey extension and render. Demolition of single storey side garage/store
Decision Application Permitted

NW/21/00846/FUL

Location 1 Grant Road, Wellingborough, Northamptonshire, NN8 1ES
Proposal Demolition of three roller shutter doors and brick wall. Construction of 6 dwellings on former industrial unit, in a three storey building with communal private amenity area to the rear, detached structures containing cycle and bin storage. (3 x 2 person and 3 x 1 person apartments)
Decision Application Refused

NW/21/00860/FUL

Location 27 Manor Road, Mears Ashby, Northampton, Northamptonshire
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00861/VAR

- Location** Site of Old Wellingborough Swimming Baths, Croyland Road, Wellingborough, Northamptonshire
- Proposal** Application for the variation of a condition 2 (approved plans) following grant of planning permission reference WP/20/00557/FUL changes sought include proposed drawing PL-01F seeks to change the surface finish of the access road from grey concrete pavements to tarmac; proposed drawings PL-03C; PL-04C; PL-05C; & PL-06C seek to remove the recessed entrance porches, bringing brickwork flush with front face of building and adding flat GRP door canopies and minor change to brick detailing around windows to remove 45° cuts to corners
- Decision** Application Refused

NW/21/00881/LDP

- Location** 44 Wentworth Avenue, Wellingborough, Northamptonshire, NN8 5WD
- Proposal** Application for a Lawful Development Certificate for the proposed use of 44 Wentworth Avenue, Wellingborough, Northamptonshire NN8 5WD as a childminders for a maximum of 6 children (1-8 years), including any children who live at the property
- Decision** Application Permitted

NW/21/00888/FUL

- Location** Weavers Academy, Weavers Road, Wellingborough, Northamptonshire
- Proposal** Temporary approval is sought for a 12 month period to erect 3 blocks of 4 Classrooms on the existing playground to enable emergency flood damaged building to be repaired
- Decision** Application Permitted

NW/21/00905/FUL

- Location** 21 Manor Road, Mears Ashby, Northampton, Northamptonshire
- Proposal** Roof extension to existing garage to create habitable room with dormer windows on east and west roof plane, partial extension to existing dormer on east roof plane and external alterations to existing dwelling
- Decision** Application Permitted

NW/21/00907/PNT

- Location** Wellingborough Road SW, Sywell, Northampton, Northamptonshire
- Proposal** Proposed 20.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works
- Decision** Prior Approval/Notification Req'd Granted

NW/21/00915/REM

Location 6 Wellingborough Road, Little Harrowden, Wellingborough, Northamptonshire

Proposal Reserved matters application for the erection of up to 4 dwellings including details of the appearance, landscaping, layout and scale pursuant to planning permission reference WP/18/00567/OUT

Decision Application Permitted

NW/21/00918/LDP

Location 3 Balmoral Close, Wellingborough, Northamptonshire, NN8 2EG

Proposal Proposed loft conversion with side dormer, side roof lights and associated internal works

Decision Application Refused

NW/21/00921/FUL

Location 74 Woodlands Road, Irchester, Wellingborough, Northamptonshire

Proposal First floor side extension AMENDED PLANS

Decision Application Permitted

NW/21/00923/FUL

Location Office 6, Dexters Chambers, 4A Park Road, Wellingborough

Proposal Change of use from a dance studio, youth check in centre/cafe and an office (use class E) to F1(f) public worship or religious instruction

Decision Application Permitted

NW/21/00930/FUL

Location 89 Gipsy Lane, Irchester, Wellingborough, Northamptonshire

Proposal Erection of a timber single storey detached one bedroom granny annexe for ancillary use to the main dwelling sited in the rear garden

Decision Application Permitted

NW/21/00933/FUL

Location 156 - 158 Midland Road, Wellingborough, Northamptonshire, NN8 1NG
Proposal Change of use from hotel (C1 use) to 14 residential flats (C3 use), (9 x one bedroom and 5 x two bedroom), to include extensions to side and rear and dormer roof addition to the rear elevation. New rear parking courtyard incorporating communal bin and cycle stores
Decision Application Refused

NW/21/00934/LDE

Location Fox Covert, Overstone Road, Sywell, Northamptonshire
Proposal Application for a Lawful Development Certificate for an existing use to determine whether a single residential dwelling associated with planning permission reference WP/15/00646/FUL was implemented within 3 years of permission being granted.
Decision Established Use (BCW)

NW/21/00935/FUL

Location 23 Doddington Road, Earls Barton, Northampton, Northamptonshire
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00936/FUL

Location 30 Scott Road, Wellingborough, Northamptonshire, NN8 3DJ
Proposal Raised roof, first floor side extension and loft conversion, including three velux roof lights on the front elevation and two velux roof lights and dormer on the rear elevation, and single storey rear extension (amended description)
Decision Application Permitted

NW/21/00939/FUL

Location Telecommunications Site 166456, Wellingborough Ate, Midland Road, Wellingborough
Proposal Removal of 3 no. antennas, installation of 3 no. antennas and supporting steelwork, and associated apparatus and ancillary works
Decision Application Permitted

NW/21/00942/FUL

Location 64 The Pyghtle, Wellingborough, Northamptonshire, NN8 4RS
Proposal Single storey rear extension and new rear wall/door
Decision Application Permitted

NW/21/00952/FUL

Location 1 Eastfield Road, Wellingborough, Northamptonshire, NN8 1QX
Proposal Timber balcony to raised patio area at the rear of property (retrospective)
Decision Application Permitted

NW/21/00954/FUL

Location 62 King Street, Earls Barton, Northampton, Northamptonshire
Proposal Proposed two storey rear extension and single storey side extension
Decision Application Permitted

NW/21/00956/FUL

Location 3 Station Road, Earls Barton, Northampton, Northamptonshire
Proposal Change of use from a Wine Bar (Sui Generis use) and retail to a class E (A) retail shop
Decision Application Permitted

NW/21/00961/FUL

Location 34 York Road, Wollaston, Wellingborough, Northamptonshire
Proposal Rear single storey extension, front two storey extension and first floor extension over car port
Decision Application Permitted

NW/21/00968/FUL

Location Earls Barton Library, 27 Broad Street, Earls Barton, Northampton
Proposal Erection of single storey side extension
Decision Application Permitted

NW/21/00972/AMD

Location Prologis Park Wellingborough West , Sywell Road, Wellingborough, NN8 6BS

Proposal Application for a non-material amendment to outline planning permission WP/2013/0190/OEIA for an increase in the maximum building height at Zone C from 19m to 21m and at Zone D (North) from 12m to 14.5m

Decision Application Permitted

NW/21/00973/PAMB

Location Barn fronting 22 Glebe Road, Mears Ashby, Northamptonshire

Proposal An application to determine if prior approval is required for a proposed the change of Use of an Agricultural Building to 3 Dwellinghouses (Class C3), and for the retention of the floor, steel frame, roof and side panels, the concrete blockwork at ground floor level. The insertion of openings within the elevations and filling in of some of the existing shutter doors

Decision Prior Approval/Notification Refused

NW/21/00974/AMD

Location Land rear 260 Northampton Road and near Wordsworth Road, Park Farm Way, Wellingborough, Northamptonshire

Proposal Application for non-material amendments to reserved matters consent reference WP/20/00456/REM for the following changes:
Plot 9, 198, 199: switch from brick to part cream render (first floor only);
Plot 130 & 172 to switch from brick to stone;
Plot 264 and 265 moved over 600 millimetres to give plot 266 space for flue;
Plot 265 handed as side door was coming out onto the wrong driveway;
Plot 260 fence amended next to back door to enclose rear access;
Plot 243 parking spaces and driveway amended to be more useable;
Plot 209 handed;
Plot 218 garage pushed back so driveway is plotted against 217. Extra 1 metre gained in plot 218 garden. Plot 206 rear boundary amended to back corner of garage;
Plot 206 moved to the right slightly so there is 600 millimetres to the side of plot 218 for the flue;
Plot 119 handed to opposite side;
Private drive in front of plots 99 to 101 bin collection point moved and driveway amended to allow for more space to manoeuvre;
Plot 115 handed to opposite side;
Plot 90 garage moved to the other side and 90 and 91 handed to opposite side;
Plot 58 handed to opposite side;
Plots 77 to 80 run amended. Plots 75 to 76 pushed back in line with rest of run and design of roof changed from hips to gable design;.
Plots 135 to 136 amended

Decision Application Permitted

NW/21/00977/FUL

Location 126 Westfield Road, Wellingborough, Northamptonshire, NN8 3HX
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00978/FUL

Location 6 Thrush Lane, Wellingborough, Northamptonshire, NN8 4TE
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00979/FUL

Location 1 Alastor, Wellingborough, Northamptonshire, NN8 3SY
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00980/FUL

Location 8 Hardwick Road, Little Harrowden, Wellingborough, Northamptonshire
Proposal Formation on existing front garden of hardstanding and new vehicular crossover
Decision Application Permitted

NW/21/00981/FUL

Location Land opposite Hardwick Lodge, Hardwick Village, Hardwick, Northamptonshire
Proposal Erection of dwelling to serve equestrian business along with stables and menage
Decision Application Refused

NW/21/00983/FUL

Location 25 Winston Drive, Isham, Kettering, Northamptonshire
Proposal Proposed single-storey extension to rear of dwelling and internal alterations
Decision Application Permitted

NW/21/00984/FUL

- Location** Land adjacent 13 Tebbutts Yard, Earls Barton, Northampton, Northamptonshire
- Proposal** Proposed new 3 bed dwelling, landscaping, hardstanding area for parking, and access on land adjacent 13 Tebbutts Yard, Earls Barton
- Decision** Application Permitted
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NW/21/00986/TPO

- Location** 11 Redwell Road, Wellingborough, Northamptonshire, NN8 5AZ
- Proposal** T2 Turkey Oak;
Crown reduce by approximately 2.5 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches.
T3 Beech;
Crown reduce by approximately 1.5-1.8 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy.
Works to be carried out in the interest of sound arboricultural practice and to manage the trees at suitable dimensions.
- Decision** Application Permitted
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NW/21/00987/TCA

- Location** Land at Manor Farm Close, Earls Barton, NN6 0EN
- Proposal** T1 Purple Plum;
Ganoderma present. Fell or section fell as necessary as close to ground level as possible.
T2 Hawthorn and ivy on wall, SG1 Box & Snowberry, T3 Elder, T4 Sycamore, T5 Acacia, T6 Sycamore, T7 Sycamore, T9 Acacia, SG2 Lonicera, Elder & Privet, T11 Chestnut;
Fell or section fell as necessary as close to ground level as possible.
T8 Yew;
Crown reduce by approximately 3.0 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy.
T10 Cornus;
Carry out structural pollard to a height of 1.5 metres.
- Decision** Application Permitted

NW/21/00989/TPO

Location 23 Masefield Close, Wellingborough, Northamptonshire, NN8 3RH
Proposal Sycamore, pruning overall as the tree has got too tall. The tree has been pruned by the council for the last 30+ years and it needs pruning again.
Decision Application Permitted

NW/21/00991/FUL

Location Wollaston House, 51 High Street, Wollaston, Wellingborough
Proposal Planning permission for the construction of a greenhouse in a walled garden within the curtilage of a Listed Building
Decision Application Permitted

NW/21/00992/LBC

Location Wollaston House, 51 High Street, Wollaston, Wellingborough
Proposal Listed building consent for the construction of a greenhouse in a walled garden
Decision Application Permitted

NW/21/00994/TCA

Location 3 Church Lane, Great Doddington, Wellingborough, Northamptonshire
Proposal T1 Large Cedar tree
Thinning of overweighted limb located at 5 meters, to reduce risk of snapping.
Deadwooding of whole tree.
T2 Sycamore tree group
Side pruning of limbs overhanging neighbouring property.
Decision Application Permitted

NW/21/01007/FUL

Location 13 Manor Close, Irchester, Wellingborough, Northamptonshire
Proposal Demolition of a single storey rear projection and single storey rear extension
Decision Application Permitted

NW/21/01009/TPO

Location 159 Midland Road, Wellingborough, Northamptonshire, NN8 1NF
Proposal Horse chestnut tree referenced T21 to be removed because of safety concerns associated with the driveway.
Decision Application Permitted

NW/21/01014/FUL

Location 101 Senwick Road, Wellingborough, Northamptonshire, NN8 1NJ
Proposal New vehicular access crossing onto Senwick Road
Decision Application Permitted

NW/21/01020/LBC

Location Railway Station, Midland Road, Wellingborough, Northamptonshire
Proposal Listed building consent to install additional accessible wayfinder signage
Decision Application Permitted

NW/21/01022/FUL

Location Verge opposite Meadow Close, Finedon Road, Wellingborough, Northamptonshire
Proposal Full planning application for the removal of an existing 17.5 metre slim-line monopole supporting 3 no. antennas, 1 no. equipment cabinet, 1 no. electric meter cabinet and the installation of a replacement 20 metre slim-line monopole, supporting 6 no. antennas, 2 no. replacement equipment cabinets and ancillary thereto including 3 no. Remote Radio Units (RRUs) and 1 no. GPS module
Decision Application Permitted

NW/21/01024/TCA

Location 26 Manor Road, Grendon, Northampton, Northamptonshire
Proposal T1. Pine; remove to ground level. Poor choice of tree species planted too close to out buildings and air conditioning unit (within 2m). Removal whilst tree is still small to avoid probable damage to out building and structures
Decision Application Permitted

NW/21/01034/AMD

Location Land Area 20 Residential Stanton Cross, Irthlingborough Road North, Wellingborough, Northamptonshire

Proposal Application for a non-material amendment following a grant of planning permission pursuant to reserved matters consent WP/20/00072/REM for changes to the bricks proposed, through the submission of an amended materials Plan Drawing (drawing number 18910 1006C - Materials Layout Plan)

Decision Application Permitted

NW/21/01039/TCA

Location 10 Vicarage Lane, Mears Ashby, Northampton, Northamptonshire

Proposal T1 Lawsons;
Section fell to ground level.
T2 Variegated Holly;
Reduce in height by approx 1.0-1.5 metres and shape

Decision Application Permitted

NW/21/01043/AMD

Location 32 West Street, Earls Barton, Northampton, Northamptonshire

Proposal Non material amendment for the addition of a side door and two roof-lights to planning permission reference NW/21/00649/FUL

Decision Application Permitted

NW/21/01047/TCA

Location Herriotts Court, Herriotts Lane, Wellingborough, Northamptonshire

Proposal Maple (T1) Reduction of crown by 50% due to limbs falling off and a high risk of injury or damaged to the public and property. Low branches over the public highway and pedestrian footpath. Bt pole in the middle with multiple cables under strain.

Sycamore (T2) close proximity to (T1) reduced to the same height as (T1) so they can grow together evenly. Fallen limbs and dead wood dropping. Bt pole in the middle of the trees with multiple cables under strain.

Both trees will be shaped and balanced with all deadwood removed

Decision Application Permitted

Location Hill Farm, 6 Wilby Road, Mears Ashby, Northampton

Proposal T1 Walnut;

Remove storm damage. Crown reduce by approximately 30% (3.0 metres laterally and in height to balance) to stabilise crown pruning to suitable growth points to retain the flowing lines of the canopy.

T2 storm damaged Oak;

Section fell to ground level.

T3 Norway Maple (Crimson King);

Section fell to ground level

Decision Application Permitted

Location 1 Manton Spinney, Knuston Spinney, Irchester, Wellingborough

Proposal Non-material amendment application to condition 2 (approved plans condition) of planning permission reference NW/21/00259/FUL for the addition of two fireplaces both with brick chimneys resulting in the decrease of the full height glass gable and relocation of external bi-fold doors to the kitchen

Decision Application Permitted

Location 52 Wellingborough Road, Mears Ashby, Northampton, NN6 0DZ

Proposal Non-material amendment to planning permission reference NW/21/00614/FUL to clarify window design

Decision Application Permitted

BACKGROUND PAPERS

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

North Northamptonshire Council, Wellingborough Office, Executive Director Place and Economy, Swanspool House, Doddington Road, Wellingborough.