

## **Minutes of a meeting of the Area Planning Committee Corby**

At 7.00 pm on Thursday 20th January, 2022 in the  
The Cube, George Street, Corby, NN17 1QG

### **Present:-**

#### Members

Councillor Kevin Watt (Chair)  
Councillor Jean Addison  
Councillor Ross Armour  
Councillor Lyn Buckingham  
Councillor William Colquhoun

Councillor Alison Dalziel  
Councillor Zoe McGhee  
Councillor Simon Rielly

#### Officers

Edward Oteng, Planning Officer

### **31 Apologies for non-attendance**

It was noted that apologies for absence had been received from Councillor David Sims. Councillor Macaulay Nichol attended as his Substitute.

### **32 Members' Declarations of Interest**

The Chair invited those who wished to do so to declare interests in respect of items on the agenda.

There were no declarations received.

### **33 Minutes of the meeting held on 21 October 2021**

#### **RESOLVED:-**

That the minutes of the Planning Committee held on 21 October 2021, be confirmed as a correct record and signed.

### **34 Planning Application NC/21/00439/DPA 15 Helmsley Way, Corby**

The Committee considered an application for a proposed conversion of an existing 3 bed dwellinghouse to create 2 x dwelling flats (1 x 1 bed and 1 x 2 bed). Including new front porch and rear single and two storey extensions at 15 Helmsley Way, Corby.

The Development Management Manager presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

The Committee considered the planning application report.

It was recommended that planning permission be granted subject to the conditions set out in the report.

A request to address the meeting had been received from the applicant, Mrs L Ciobanu and the Committee was given the opportunity to ask questions of clarification.

The applicant, Mrs L Ciobanu, addressed the committee and reported that the property was in a poor state and considered there to be a high demand for smaller accommodation of this type. She commented that she understood the concerns of neighbours. The applicant reported that she wanted to ensure parking was available in the vicinity and confirmed there was parking in that area. She added that the bins for each flat would be properly stored, the front and back gardens would be maintained by a property maintenance company and she would be seeking professional couples for the accommodation.

Members noted there was no dedicated off-street parking and queried the 8 – 10 car parking spaces within the vicinity. The Development Management Manager confirmed that a Parking Beat Survey had been carried out and the 8 – 10 car parking spaces had been identified.

Another member sought reassurance that this was not a house of multiple occupation (HMO). It was clarified by the applicant that it was not a HMO and would be two distinct properties.

The Chair then invited the Committee to determine the application.

During the debate members made several comments. These included concerns in relation to the car parking and the time in which the Parking Beat Survey had been carried out; felt the vicinity was already congested and had concerns for bus drivers; and considered the house was built for a family.

A member had concerns that it could be overdevelopment and a discussion took place regarding removing permitted development rights on the property. The Legal Adviser confirmed that you can remove permitted development rights for a house, but not flats, therefore the removal of permitted development rights did not apply.

Other members supported the planning application and commented there would be a maximum of 4 people living in the accommodation and the flats were welcomed rather than a HMO dwelling.

It was proposed by Councillor Alison Dalziel and seconded by Councillor Ross Armour that planning permission be granted.

On being put to the vote, the motion for approval was carried by 6 votes with 3 abstentions.

**RESOLVED:-**

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 4 in the report.

**35 Planning Application NC/21/00452/DPA 37 Blenheim Walk, Corby**

The Committee considered an application for a conversion of a dwellinghouse to 3 x 1 bedroom flats, single storey rear extension and replacement first floor side extension; associated cycle storage and car parking at 37 Blenheim Way, Corby.

The Development Management Manager presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

The Committee considered the planning application report.

It was recommended that planning permission be granted subject to the conditions set out in the report.

A request to address the meeting had been received from the applicant, Mrs L Ciobanu and the Committee was given the opportunity to ask questions of clarification.

The applicant, Mrs L Ciobanu, addressed the committee and reported that the property was in a bad condition and the conversion would bring 3 flats with a car parking space for each flat, secure bin storage and the garden divided into two sections.

The Chair then invited the Committee to determine the application.

Members sought clarification of the applicant's property from the photographs contained in the presentation which had included some of the neighbouring properties. Members made several comments including the proposal would bring three flats to the area which would be an alternative to a house of multiple occupation (HMO); and considered the property to be an eyesore and would bring it back into use.

It was proposed by Councillor Macaulay Nichol and seconded by Councillor Alison Dalziel that planning permission be granted.

On being put to the vote, the motion for approval was carried by 6 votes with 3 abstentions.

**RESOLVED:-**

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 3 in the report.

**36 Planning Application 20/00365/OUT Land at Bangrave Road, Corby**

The Committee considered an application for an outline planning application for the erection of employment units (Classes B2, B8 & E) with associated car parking. Servicing and landscaped areas. All matters reserved except access on land at Bangrave Road, Corby.

The Senior Planning Officer presented the report which detailed the proposal,

description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

The Committee considered the planning application report and noted the agenda supplement report which referred to further revised comments provided by the Local Highways Authority (LHA), the replacement of paragraph 7.5.5 in the original committee report and the replacement of condition 2 and an additional condition 17. The Senior Planning Officer also confirmed that the revised development proposal removed the drive-thru restaurant.

It was recommended that planning permission be granted subject to the conditions set out in the report and the replacement condition 2 and additional condition 17 in the agenda supplement report. The Development Management Manager also advised that an informative be added for the Developer to enter into a Wayleave Agreement.

A request to address the meeting had been received from the agent, Mr M Sobic, on behalf of Savills (UK) Limited. The Committee was given the opportunity to ask questions of clarification.

The agent, Mr M Sobic, on behalf of Savills (UK) Limited, addressed the Committee and advised that the development was aimed at small to medium size employers giving opportunities for new businesses to start in Corby and ones already established in the area and the development would support economic growth in Corby.

A member was concerned that a large warehouse could end up being built on the site. It was confirmed that the site could not accommodate a large warehouse and the business model for this planning application was aimed at small to medium size employers.

The Chair then invited the Committee to determine the application.

A member commented that a flood assessment had been carried out and dealt with via a condition. The objection by Weldon Parish Council was noted in relation to a fast-food outlet but the drive-thru restaurant had now been removed from the revised proposal.

It was proposed by Councillor Jean Addison and seconded by Councillor William Colquhoun that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

**RESOLVED:-**

That planning permission be granted subject to the conditions (and reasons) numbered 1, 3 to 16 in the report and subject to the revised conditions (and reasons) numbered 2 and 17, as set out below:

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- Location Plan, Dwg. No.- LP

- Indicative Proposed Site Plan, Dwg. No.-16-1105/103, Rev- C
- Proposed Site Access, Dwg. No.- 16-1105/107 Rev-B
- Transport Assessment, August 2020
- Transport Assessment Addendum, ref: T003, July 2021
- Highways Technical Note, dated January 2021
- Highways Technical Note, dated February 2021
- Stage 1 Road Safety Audit, dated November 2021 (& Designer's Response)
- ARBORICULTURAL IMPACT ASSESSMENT SURVEY & REPORT, ref: BG18.360 dated February 2019
- Correspondence ref 20-1175.01 dated 10th November 2020 prepared by Delta-Simons
- Email received from Joshua Rigby Joshua.Rigby@deltasimons.com dated 25/11/2020
- Planning and Economic Statement, September 2020
- Design and Access Statement, dated 03 August 2020

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

17. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

*Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.*

### 37 Planning Appeal Decision Letters

#### RESOLVED:-

That the Planning Appeal Decision Letters be noted.

### 38 Close of meeting

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Chair

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Date

The meeting closed at 8.40 pm