

Development Control Committee

Tuesday 11 February 2014

7.00pm in The Council Chamber, The Cube, Corby

Present: Councillor – Latta (Chair)

Councillors Addison, Brown, Butcher, Goult, Petch, Heggs, Riley & Sims

38. Apologies for Absence

Apologies for absence were received from Councillors Beeby.

39. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item. No such declarations were made.

40. Minutes of the Previous Meeting

Members were asked to confirm the minutes of the meeting held on 14 January 2014 as a correct record.

RESOLVED that:-

The minutes of the meeting held on 14 January 2014 be agreed as a correct record.

41. Applications for Planning Permission

41.1 13/00355/DPA **Erection of a detached house at 5 The Gables, Orchard Lane, Gretton.**

The Planning Officer presented a report relating to a plot of land which was currently part of the garden at 5 Orchard Lane, Gretton. The application had been brought to Committee as the applicant was a staff member in Planning and Environmental Quality.

The application was for the erection of a single dwelling on land to the west of the existing property with the new dwelling being 2.5 storeys high.

All relevant consultations had taken place and site and neighbour notifications had been posted and there had been no objections to the application.

A small part of the application was within the Conservation Area and there were a number of TPO's on the site. In the previous application it had been proposed to remove the Weeping Willow which was protected, this was not considered acceptable and permission had been refused on that basis. An appeal against the refusal had been unsuccessful.

The dwelling proposed was acceptable in design given the varied context of the area and was not detrimental to the residential amenity or highway safety.

The retention of the protected trees was desirable from a visual amenity perspective and conditions would ensure that the trees were not affected during development and that works to the Willow Tree were acceptable.

RESOLVED that:-

Approve subject to the following conditions:

1. The development must be begun not later than the expiration of three years, beginning with the date of this permission.

Reason: To accord with Section 91 of the Town and Country Planning Act 1990;

2. This approval relates to the following approved plans by Border Oak
 - D988.1K – Floor Plans
 - D988.2H – Site Plan

- D988.4K – Elevations
- D988.6E – Topographical Survey Overlaid

Reason: For the avoidance of doubt and in the interests of proper planning

3. Representative samples of the stone and timber shall be made available on site and shall be agreed in writing by the Local Planning Authority before their use in construction. Details of the render colour shall also be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and to protect & enhance the character of the Gretton Conservation Area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Details of any additional boundary treatments to be used including their precise siting shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and to protect & enhance the character of the Gretton Conservation Area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Before any equipment, machinery or materials are brought onto site, details of the fencing to be erected around the root protection areas as shown on Plan No. D988.6E shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be retained until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees with Tree Preservation Orders in the interests of visual amenity in accordance with “saved” Policy P1(E) of the Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Works to the weeping willow tree 1 shall be in accordance with the details in the Arboricultural Survey Update of the 12th November by RJ Tree Services.

Reason: For the avoidance of doubt and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Reasons for Approval:

The proposal to construct a new dwelling on land adjacent to 5 Orchard Lane, Gretton is considered to represent an acceptable form of development. Subject to the conditions attached to this permission, the development will be of an acceptable scale, siting and appearance, will not cause harm to residential amenity or to protected trees, and will not prejudice highway safety. The development therefore accords with ‘Saved’ Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement:

This proposal was discussed with the applicant prior to validation. During the application process, a time limit extension was agreed with the applicant, but there were no material matters which would have required further involvement of the applicant.

41.2 13/00395/REG3 Erection of four semi-detached bungalows – Land adjacent 87 Leighton Road, Corby.

The Planning Officer presented a report on an application to erect four semi-detached bungalows on land adjacent to Leighton road, Corby. The land was currently green space which had previously been developed.

There was a history of applications on the site in recent years and outline planning had been granted in 2009 for 8 two-storey, two bedroom terraced properties.

Consultation had taken place and relevant notifications had been posted, no objections had been received but the application needed to be presented as it was a CBC application.

The principal of constructing the bungalows would represent development which was acceptable in terms of design, layout, scale and massing and would not be detrimental to the residential amenity or highway safety.

Members asked that the bungalows were suitable for disabled occupants and were assured that they were disability compliant.

Questions were also raised about the flooding on Gainsborough Road and Members asked that these buildings did not add to the problem. Officers assured Members that a condition relating to water draining on to the highway was included but further details would be requested and forwarded to Members.

RESOLVED that:-

Approval, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The precise details of wall and roofing materials to be used as part of this development shall be agreed with the Local Planning Authority prior to the construction of the dwellings commencing. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy

3. The areas shown for parking on the approved plans shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the properties are occupied and shall be permanently set aside and reserved for the purpose.

Reason: In the interests of highway safety and to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The site shall be landscaped and planted with trees and shrubs in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented concurrently with the development, shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

Reason: In the interests of visual amenity and biodiversity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To take account of any contamination that has not previously been considered.

6. Precise details of all boundary treatments shall be submitted to and approved by the Local Planning Authority before development commences and the development shall only proceed in accordance with such details.

Reason: In the interests of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. This approval relates to the following plans:

- 888-001-P1 – Location Plan and Site Survey
- 888-002-P2 – Site Plan and Street Elevation

- 888-003-P1 – Elevations and Section
- 888-004-P2 - Perspective

Reason: For the avoidance of doubt and in the interests of proper planning.

8. Notwithstanding the submitted plans, prior to the commencement of development, precise details as to the means of access to the proposed dwellings, shall be submitted to and approved in writing by the Local Planning Authority with the development constructed in strict accordance with the approved details. These details shall include:
- I. Proposed vehicle and pedestrian visibility splays
 - II. The hard surface materials to form the flexible construction to the footway and heavy duty flexible vehicle crossing points
 - III. Means of drainage to prevent the unregulated discharge of surface water onto the highway
 - IV. An access gradient of at least 1:15

Reason: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Note to Applicant:

1. It is advised that you contact the Crime Prevention Design Advisor on Tel: 03000 111 222 (Extension 4610) prior to the commencement of development to discuss ways in which 'Secured by Design' criteria can be achieved within this development.

Reasons for Approval:

Subject to the conditions attached to this permission, the proposal to construct 4 no. two bedroom bungalows at Leighton Road is considered to represent an acceptable form of development. The proposed development would be of an acceptable design, massing, scale and layout, would be acceptable in terms of residential amenity and would not prejudice highway safety. The development is therefore in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and Saved Policy P1 (E) of the Corby Borough Local Plan.

Statement of Applicant Involvement:

During the application process, the proposal raised no significant planning concerns which would have required further involvement of the applicant or their agent.

42. Bi-annual Section 106 Agreement Monitoring Report

The Principal Solicitor (Planning) presented the Committee with an update on S106 Agreements.

The first part of the report informed Committee of the S106 Agreements that had been entered into by the Council and have items that remain 'live'. The S106 items once completed would be removed from the list.

The second part dealt with S106 Agreements which were not yet concluded but were either likely to be required in the future or were in the process of negotiation and or draft form.

The Principal Solicitor (Planning) also gave verbal updates on some 'live' S106 Agreements where progress had been made between the report being sent to Committee and the meeting taking place.

RESOLVED that:-

Members noted the content of the report.

43. Close of Meeting

Meeting closed at 8.05pm.