

Development Control Committee

Tuesday 12 June 2018

7.00 pm in Deene Committee Room, Deene House, Corby

Present: Councillor Riley – Chair

Councillors P Beattie, Ferguson, Latta, Addison, Reay, Rutt and Watt

5. Apologies for Absence

Apologies for absence were received from Councillors Dady.

6. 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. Councillor Rutt declared a personal, prejudicial interest in item 18/00141/DPA 26 East Carlton Park as he was a Parish Councillor but had not attended the planning meeting where this item had been discussed, Councillor Rutt left the meeting while the application was being considered.

7. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 15 May 2018, copies of which had been circulated.

RESOLVED that:-

The minutes of the meeting of the Development Control Committee held on 15 May 2018, copies of which had been circulated to Members, be agreed as a correct record.

8. Planning Applications

8.1 18/00141/DPA **Two storey side extension and part two storey and part single storey rear extension (revised scheme of 17/00679/DPA) at 26 East Carlton Park, East Carlton.**

The application related to an existing two storey semi detached property in East Carlton Park sought consent for a two storey side extension and part two storey and single storey to the rear.

Relevant policies had been considered and consultation had taken place with CBC Environmental Services, CBC Tree Officer, Conservation & Heritage Consultant and East Carlton Parish Council, all comments were contained within the report.

An advert had been placed in the local paper, neighbour notification letters had been sent and a site notice had been posted, comments from the neighbours had been included in the officer's report.

Overall the proposal was considered to be acceptable in terms of design,, impact upon the Conservation Area, impacts upon the amenity of neighbouring properties and parking.

Members queried the parking availability but were assured by officers that there was sufficient space and how the parking would be provided had been conditioned.

RESOLVED that:-

1. **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 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby approved shall be built in accordance with the following approved plans: Drawing No. LH/01A/PLANNING/2017, received by the Local Planning Authority on 19th March 2018 & Drawing No. LH/02D/PLANNING/2017, received 4th May 2018 & Site Location Plan 1:1250 and Block Plan 1:500, received 25th May 2018. The development shall be

completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. Notwithstanding the details submitted, no development shall commence on site until samples of all materials to be used in the external construction of this development shall be provided on site and details (including photographs) shall be submitted for the approval in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of the development hereby approved, details of a soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The hardstanding shall thereafter be completed in accordance with the approved details prior to its first use and thereafter be maintained.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows or other openings, other than those shown on the approved plans, shall at any time be placed in the side (north and south facing) elevations of the development hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Reasons for Approval:

1. The proposed development by reason of its size and design is considered an acceptable form of development. The proposed extension does not cause any significant harm to the residential amenity of the adjacent occupiers or result in overdevelopment of the site. Furthermore, it is considered that the development is not detrimental to the character and appearance of the Conservation Area. Subject to the conditions attached to this permission, the proposal is therefore in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy, 'Saved' Policy P10(R) of the Corby Borough Local Plan, National Planning Policy Framework, Planning (Listed Buildings and Conservation Areas) Act 1990, East Carlton Park Conservation Area Appraisal & Management Plan and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

SCHEDULE OF PLANS

Location & block plan		25.05.2018
Existing plans	LH/01A/PLANNING/2017	19.03.2018
Amended plans	LH/02D/PLANNING/2017	04.05.2018

Informatives:

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under

Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control

the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety..

8.2 18/00104/REG4 Extension to distribution centre to house a bailer (Retrospective) at Wincanton (Matalan), Curver Way, Corby

The Planning Officer presented the report to Committee stating that the reason this application was before Committee was because the Local Planning Authority was the owner of the site.

A previous application had been granted for the bailer but the bailer had not been erected according to the permission granted therefore the retrospective application had been made.

The proposal was considered acceptable and would not have an adverse impact on other users and was therefore considered acceptable.

RESOLVED that:-

Approve subject to the following conditions:

6. The development, the subject of this application, is deemed to have commenced from the date of this approval.

Reason: For the avoidance of doubt and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

7. The approved plans comprise – Drawing Nos. CPS 17-083 001A & CPS 17-083 002 & CPS 17-083 004B & CPS 17-083 005F, received by the Local Planning Authority on 2nd March 2018 & Drawing No. CPS 17-083 003D, received on 25th April 2018. The development shall be retained in the approved form except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

Reasons for Approval:

2. The proposed development by virtue of its size and design is considered an acceptable form of development. The proposal is compatible with the surrounding area in terms of its use, appearance, height and layout, will not impact on the amenity of the nearby occupiers and will not give rise to any undue highway safety issues. The proposal is therefore considered to comply with Policies 8 and 10 of the North Northamptonshire Joint Core Strategy, “Saved” Policy P1(J) of the Corby Borough Local Plan, National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

SCHEDULE OF PLANS

Location Plan	CPS 17-083 001A	02.03.2018
Existing plans	CPS 17-083 002	02.03.2018
Elevations	CPS 17-083 004B	02.03.2018
Elevations	CPS 17-083 005F	02.03.2018
Other	CPS 17-083 003D	25.04.2018

Informatives:

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under

Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

- None

9. Close of Meeting

The meeting closed at 7.15pm.