

# Development Control Committee

Tuesday 13 February 2018

7.00 pm in The Council Chamber, The Cube, Corby

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**Present:** Councillor Latta – Chair  
Councillors Brown, Cassidy, Dady, Riley, Reay, Sims & Eyles

## 37. Apologies for Absence

Apologies for absence were received from Councillors Rutt and Petch.

## 38. 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 declarations were made.

## 39. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 16 January 2018, copies of which had been circulated.

### **RESOLVED that:-**

The minutes of the meeting of the Development Control Committee held on 16 January 2018, copies of which had been circulated to Members, be agreed as a correct record.

## 40. Planning Applications

### 40.1 17/00645/REG3 **Make alterations to facade of the building and erection of solar panels on the roof of the building.**

The officer presented a report on alterations to Neville House, George Street, which comprised of twelve 2 bedroom flats which would be at affordable rent.

Relevant policies had been considered and consultation had taken place with CBC Environmental Health, CBC Housing, CBC Building Control and Fire Protection Officer. A site notice had been posted and neighbour notification letters sent, no representations had been received.

Consent was sought to make alterations to the facade of the building and erect solar panels on the roof space, repairs to the existing brickwork and changes to the windows incorporating automatic opening smoke vents.

The proposed works would improve the standard of accommodation and it was considered that the works would not result in harm to the amenity of the occupiers.

Although building regulations and Fire Safety were not material planning considerations for clarity officers had summarised the main points in the report with the full fire safety report being assessed at the building control stage.

The development was considered to constitute an acceptable form of development with no adverse impact on residential amenity or for other users of the town centre.

Members requested officers ensure the developers comply with building regulations with regards to fire safety, officers agreed to put an informative on the decision notice.

### **RESOLVED that:-**

The scheme is recommended for approval subject to the following conditions:

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. This approval relates to the following Approved details:
- Drg No.1232 AP111 rev A – Western Elevation facing George Street
  - Drg No.1232 AP112 rev A – Eastern Elevation
  - Drg No.1232 AP113 rev A – Northern and Southern Elevations.
  - 1232 AP101 - Site Location Plan
  - Roof Plan – 1232 AP109 Rev A

Development shall only take place in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority prior to their installation.

**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.

3. Samples of the external cladding shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

**Reason:** In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

**Statement of Applicant Involvement:**

The application raised no significant planning concerns which required the involvement of the applicant.

**CORBURY BOROUGH COUNCIL WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE WAY.**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework(2012) to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**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/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

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 the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

**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 grant planning permission.

**41. Close of Meeting**

The meeting closed at 7.08 pm.