

Development Control Committee

Tuesday 8 December 2015

7.00 pm in the Council Chamber, The Cube, Corby

Present: Councillor – Latta, Chair
Councillors Addison, Goult, Eyles, Riley, Sims

27. Apologies for Absence

Apologies for absence were received from Councillors Caine, P Beattie, Petch, B Rutt, Watt and Cassidy. Councillor Eyles was present as a substitute for Councillor Cassidy.

28. 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. There were no declarations.

29. Minutes of the Previous Meeting

RESOLVED that:-

The minutes of the meeting held on the 10 November 2015, copies of which had been circulated to Members, be received and agreed as a correct record.

30.1 15/00369/DPA Replacement roof covering of barn at Greystones, 12 Corby Road, Cottingham

The Planning Officer presented a report on an application for replacement roof covering of barn at Greystones, 12 Corby Road, Cottingham.

12 Corby Road was a Grade II listed building and, as such, Planning Permission was required for the re-roofing of an existing outbuilding within the curtilage of the property. The Application sought consent to replace the existing corrugated metal roof with a coated metal sheeting. A sample of the proposed material had been provided.

The current roof of the barn had reached the end of its life and was no longer watertight. The proposed material was considered to be an enhancement on the existing roofing and it was also intended that the sheeting on the top of the north east gable would be replaced with stone to match the main building.

In response to public consultation, the Parish Council had objected to the application on the basis that they considered the proposed material was not in keeping with the Conservation area of Cottingham and that slate or tile would be more appropriate.

Cllr Owen Davison addressed the Committee as Chair of the Parish Council. He explained that the Parish Council had limited information when the objection was lodged and had concerns that the material may be inappropriate in a Conservation Area. The Application presented an opportunity for the barn to be enhanced with a more traditional covering such as slate or tile.

Having met with the applicant earlier in the day, Cllr Davison said he understood the difficulties that the barn presented as the walls were not adequate to support heavy material but he wanted to be sure that the proposed solution was the best option available.

Sally Wetherell of RossThain Architects addressed Members on behalf of the Applicant and explained that although the barn would have had a slate roof originally that would have been a long time ago. The structure could no longer support a traditional covering without costly improvements and it was at risk of becoming dilapidated if it was not re-roofed in the near future. She understood the Parish Council's concern about the impact on the Conservation Area but pointed out that Officers supported the proposed solution and the barn was not in a prominent position.

The sample material was shown to Members. The Applicant had requested that it be grey in colour and there was no objection to this.

RESOLVED that:-

The Application be approved 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. Any new stone to be used on the external elevations shall match the original in colour, texture, block size and coursing. All stonework shall be joined & laid to courses in the local manner. Prior to commencement of the development hereby permitted samples of the matching stone shall be provided on site and details including photos submitted to and approved in writing by the Local Planning Authority and thereafter only the approved materials shall be used.

Reason: In order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The roof shall be covered with the dark green metal sheeting to match the sample received by Corby Borough Council on Wednesday 11 October 2015 unless alternative materials are submitted and approved in writing in advance of any works being undertaken.

Reason: In order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The barn shall only be used for the purposes of agriculture or as storage in association with the residential occupation of 12 Corby Road, Cottingham and for no other purpose.

Reason: The roofing material for the barn is of an agricultural nature and the replacement material is acceptable on the basis of the use of the building for agriculture or storage in associated within the main listed building and has not been considered for other purposes including associated residential occupation. This condition is imposed in order to preserve the character and appearance of the building and the wider conservation area and preserve the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

Prior to commencement of works to the building the applicant is advised to contact the Council's Environmental Services department on 01536 464175 due to the asbestos within the current roof.

Reason for Approval:

Subject to conditions above the proposal is considered to enhance the appearance of the building and help ensure its continued use. The proposal is considered to preserve the setting of the listed building and the character and appearance of the Cottingham and Middleton Conservation Area. The proposal is therefore considered to comply with guidance within the

National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Statement of Applicant Involvement:

Discussions with the agent lead to the submission of the roof material sample for consideration in advance of determination.

31. Close of Meeting

The meeting closed at 7.15 pm.