

Development Control Committee

Wednesday 8 June 2016

7.00 pm in The Council Chamber, The Cube, Corby

Present: Councillor Latta – Chair

Councillors Brown, Butcher, Cassidy, Dady, Goult & Watt

1. Apologies for Absence

Apologies for absence were received from Councillors Beattie, Riley, Rutt and Sims. Councillor Butcher was substituting for Councillor Beattie and Councillor Watt for Councillor Sims.

2. 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.

3. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 10 May 2016, copies of which had been circulated.

RESOLVED that:-

The minutes of the meeting of the Development Control Committee held on 10 May 2016, copies of which had been circulated to Members, be agreed as a correct record.

4.1 16/00068/REM 23 dwellings, part of parcels R15e (i), R15e (ii) and R18 (a) Priors Hall development, Stamford Road, Weldon, Corby for EDG Property

This report was presented in addition to that which appeared before the Committee on 10 May 2016 which fully established the principal of development on the site. The application had been deferred at the May committee meeting as Members had requested additional information. The original report had been circulated as an appendix for reference.

The proposal stretched across parcels R15e (i), R15e (ii) and R18a of Zone 1 of the Priors Hall development. The Planning Officer displayed site plans and explained that the development was close to the County wildlife site, play park and retained woodland.

The design was based on the Accordia Scheme in Cambridge which was a highly successful development. The proposal here was a much smaller development with full street frontage which should not be confused with a Radburn layout and the associated social problems. The design was a flat roofed, three-storey development in a modern style, providing adequate off road parking and compliant with the approved Design Code for the estate.

The applicant, Neil Edginton addressed the Committee and explained that some of the information at the previous meeting could have been more detailed but he hoped the picture had become clearer. EDG Property was not a national house builder but catered for a niche market and used its own money to finance developments so chose its investments carefully. They had won many awards and made no apology that the design was different as this was intentional. He emphasised that the proposal fully complied with the design code.

Mr Edginton said there was nothing else on the estate currently which pushed the boundaries of design and the team was passionate about giving Corby something to be proud of. The landowner supported the proposal and was engaged with the developer in discussions about other sites.

A query was raised about how bins would be moved in and out of the properties and this was explained with the help of the on screen layout plan. Most households would use the gates and walkways giving access to the front street with only a few properties having to take bins

through their garages to the rear of the properties. In both cases, the distances were well within the guidance levels.

The width of roads and footpaths was queried as narrow roads on other estates had caused issues with on street parking. It was emphasised that these elements had already been approved and were not part of the permission being sought at this time but the Planning Officer confirmed the approved path was 1.8m wide.

Some Members of the Committee commented that they simply did not like the design, were worried that it could suffer similar problems to other estates with 'different' designs and that it would not fit well with the rest of the estate. The quality of build was queried and also the proximity to the play park. The Planning Officer explained that 'different' did not necessarily mean cheaper or poorer quality and the issues caused by the layout of some existing problem areas did not apply here. The layout of the approved open space and play-park was indicative at present but there was more than sufficient green space available. The design was of high quality, had strong frontage and the Planning Officer believed it would have appeal and would maintain its appearance.

The Principal Planner and Planning Solicitor advised the Committee in relation to the need for strong planning reasons for refusing to grant permission. It was also emphasised that the proposal complied with the design code and there were no objections from Statutory Consultees following discussions with the applicant and receipt of amended plans.

It was **MOVED** and **SECONDED** that the application be approved, subject to the conditions set out in the report. A vote was taken and the motion was passed with Councillors Butcher, Brown and Watt abstaining.

RESOLVED that:-

Approved subject to the following conditions:

1. Prior to the commencement of development a detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specify type and number of species and shall use native species only. The approved landscaping scheme shall be implemented in the first planting and seeding season following the completion of the development and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of planting shall be replaced within the next planting season with others of a similar size or species.

REASON: In the interests of the visual appearance of the area in accordance with 'saved' Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

2. This approval relates to the following plans and documents:

2138.1000 P (Location Plan)

2138.1001 P4 (Site Plan)

2138.1010 P5 (A-Type houses – proposed floor plans and elevations)

2138.1012 P3 (A1-Type houses - proposed floor plans and elevations)

2138.1014 P4 (A2-Type houses – proposed floor plans and elevations)

2138.1016 P3 (A3-Type house – proposed floor plans)

2138.1017 P2 (A3-Type house – proposed elevations)

2138.1018 P2 (B-Type houses - proposed floor plans)

2138.1019 P2 (B-Type houses – proposed elevations)

2138.1020 P3 (B1-Type house – proposed floor plans and elevations)

2138.1021 P (B-Type houses – proposed elevations)

2138.1022 P (C-Type house – proposed floor plans and elevations)

2138.1029 P (Garages – proposed floor plans and elevations)

2138.1050 P2 (Proposed boundary treatment)

2138.1055 P2 (Proposed refuse storage plan)

2138.1060 P2 (Proposed landscaping plan)

REASON: For the avoidance of doubt.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure the materials used in the construction of the dwellings hereby approved are appropriate to the character and appearance of the surrounding development in accordance with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to first occupation of any of the dwellings with a roof terrace on the scheme hereby approved a 1 metre high timber privacy screen shall be installed along the boundary with the adjoining roof terrace. The timber privacy screen shall be retained in accordance with the approved details thereafter.

REASON: To ensure the privacy of the neighbouring residents is maintained when using the roof terraces in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Informative 1

The developer is reminded that prior to the commencement of development, condition nos. 14 (noise), 21 (contamination), 22 (details of access, egress, parking and circulation of construction traffic), 29 (surface water drainage), 30 (foul water drainage), 32 (water efficiency), 36 (sustainability appraisal) and 37 (energy consumption), in respect of the original outline planning permission ref: 04/00240/OUT (as revised by ref: 13/00026/RVC), remain to be discharged.

Informative 2

The developer is advised to liaise with the Local Planning Authority should changes be required to the layout, visibility, materials and parking arrangement associated with the development hereby approved resulting from Section 38 highway agreement.

Reasons for Approval:

This is a reserved matter planning application which forms part of the Priors Hall development, granted outline planning permission under Council reference 04/00240/OUT (as amended by 13/00026/RVC). It is also in accordance with the Priors Hall Development Framework Plan and Zone 1 Design Code Addendum.

In view of the above, having regard to the relevant provisions of the Development Plan, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development is well designed and accords with the Development Plan.

The above decision has been made having had regard to 'saved' Policies P11 (R), P5 (L), P 11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan plus Policies 13, 14 and 15 of the adopted North Northamptonshire Core Spatial Strategy.

This is a subsequent application for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended). It is considered that given the controls via conditions and detailed and approved mitigation methods within the legal agreement that accompanied the outline application the scheme does not have an unacceptable harmful environmental impact.

Statement of Applicant Involvement

Discussions with the Applicant have lead to amended plans to address concerns raised by the North Northants Joint Planning Unit, County Highways and the Police Crime Prevention Design Advisor. The remaining outstanding points can be secured by the Planning Conditions imposed on this Approval.

4.2 16/00189/REG3 – Convert bungalow into two residential units, 1 Sykes Court, Rockingham Road, Corby for Corby Borough Council

The Planning Officer outlined an application for conversion of a detached bungalow with three internal garages into two separate residential units which would provide additional sheltered accommodation within the Sykes Court sheltered housing complex.

The bungalow would be divided into two with a new door inserted into the front elevation to provide access to the new unit. A set of four solar panels would be placed on the roof.

At present there were three integral garages which would be converted into residential accommodation. One garage would be completely removed whilst the remaining two would be retained at a depth of 2 metres for storage of mobility scooters and other household items. Replacement parking would be provided to the front of the property in the form of four spaces with ramp access to a level access pathway.

All materials used in the conversion would match the existing house and no representations had been received in response to consultations/advertisement.

In terms of impact upon neighbouring amenity, the proposed changes were minor in nature and would not involve any external extensions or major alterations. The proposed parking area was deemed to improve the parking situation in the Court by providing an increased number of off street parking spaces. Neighbours to the bungalow were unlikely to experience any significant impact from the proposed conversion.

RESOLVED that:-

Approved 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 external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture unless otherwise agreed in writing.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with "Saved" policy P1(E) of The Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Reasons for Approval:

The proposed scheme is considered to be an acceptable form of development and conforms to the visual amenity of the street scene. The proposed single storey side extension does not cause any significant harm to the residential amenity of the adjacent occupiers or result in overdevelopment of the site. The proposal is therefore considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy and National Planning Policy Framework.

Statement of Applicant Involvement:

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

5. Close of Meeting

The meeting closed at 8.50 pm.