



## **CORBY TOWN COUNCIL**

### **AGENDA ITEM 203/22**

#### **PLANNING COMMITTEE MEETING**

##### **Report from Felicity Ryan -Town Clerk**

#### **PURPOSE OF REPORT :**

At the meeting held 4<sup>th</sup> July, it was agreed to adopt a scheme of delegation in order to provide comments on those applications which the Planning Committee felt met the criteria for comment, save for the inclusion of some single storey extensions.

Background: The Town Council is a statutory consultee on all planning applications within its boundary. The Planning Authority (North Northants Council) is responsible for the process and makes the final decision but considers the comments of all statutory consultees when making this decision. The majority of applications will have a 21-day consultation period to allow the Planning Authority to meet the decision deadlines which are set by the government. The majority of decisions will be delegated to a planning officer to decide on, though some will go to a planning Committee at NNC. It should be noted that it is highly likely that further applications will be tabled at the meeting in order to meet the NNC deadlines on planning consultations. Members are invited to make comments on each application and are encouraged to view the applications online before coming to the meeting. The committee can put a comment forward to NNC should they want to, including whether they support or oppose the proposal. The committee can also choose to make no comment. Any comments should be based on planning issues. Planning training is being arranged to assist members in formulating responses to applications.

To assist committee members, issues that can be raised in the form of an objection include the following:

- Overlooking/loss of privacy;
- Loss of light or overshadowing;
- Parking;
- Highway safety;
- Traffic;
- Noise;
- Effect on listed building and conservation area;
- Layout and density of building;
- Design, appearance and materials;
- Government policy;

- Disabled persons' access;
- Proposals in the Development Plan;
- Previous planning decisions (including appeal decisions);
- Nature conservation.

Issues that are usually not valid objections include:

- Building regulations issues.
- Private issues such as boundary disputes.
- Reduction in the value of properties affected by the proposed development.
- Impacts resulting from the construction of the development.
- The possibility of the proposed development causing problems in the future.
- The personal or business circumstances of the applicant
- Problems with notification of the application.
- Competition with existing companies.

An example of applications based on criteria set down by the Clerk that could always be considered by the committee include:

- HMO applications,
- Retrospective applications,
- Listed building consent,
- 2 or above storey extensions,
- Brand new developments regardless of size
- Demolition and replacement applications
- Change of use
- Telecoms masts/infrastructure
- Exterior signage (shops)

Examples of those that could be delegated include:

- Single story extensions,
- Conservatories/orangeries and small outbuildings
- fencing/walls
- Loft conversions
- Minor alterations to industrial units/business premises

- Minor variations of conditions
- General Permitted Development

The applications which would be dealt with under the scheme of delegation from this meeting would be c and f.

Applications :

The applications have been set out below. Click on the link within the address line to access the application :

- [NC/22/00394/DPA | Proposed 60 bedroom care home. Full demolition of all existing buildings within the boundary to allow for the proposed care home, gardens, and parking spaces. | Corby Volunteer Bureau Elizabeth Street Corby Corby NN17 1PN](#)
- [NC/22/00400/DPA | Two storey extension to side and part rear with single storey rear extension | 54 Woodlands Avenue Corby Corby NN17 1JH](#)
- [NC/22/00344/DPA | First floor side extension above existing single storey extension. | 20 Horselease Close Gt Oakley Corby Northamptonshire NN18 8HU](#)
- [NC/22/00418/CAT | Fell cherry tree | 37 Hazelwood Road Corby NN17 1HS](#)
- [NC/22/00419/DPA | Erection of single two storey detached dwelling alongside existing and including associated parking and means of access \(revised proposals\). | 26 Brookes Grove Corby Northamptonshire NN17 2AQ](#)
- [NC/22/00424/DPA | Addition of enclosed porch to front of house. Brickwork walls with pitched roof | 28 Flycatcher Road Corby Northamptonshire NN18 8RW](#)
- [NC/22/00086/DPA | Timber Shed to Rear Boundary \(Retrospective Application\). | 34 Glyndebourne Gardens Corby Northamptonshire NN18 0PZ](#)