

**CORBY TOWN COUNCIL**  
**AGENDA ITEM 511/22**  
**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 applications : (a), (f) , (h)

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

- [NC/23/00042/DPA | Replacement of timber windows and doors to UPVC | 1 Ashdown Place Corby Northamptonshire NN17 1FH](#)
- [NC/23/00065/DPA | \(OPTION 2 - Further to approval NC/22/00213/DPA, this application incorporates the previously approved scheme plus an additional 15.9 sqm extension\) Alterations to elevations to include extensions totalling 94.4 sqm, to include replacement shopfront glazing, new doors and a new "Folded Roof" concept. An additional drive thru booth to be formed to accommodate fast forward ordering, with existing booths updated with new glazing and aluminium cladding. The reconfiguration of the existing BOH corral/bin store with the inclusion of a new dry store. Minor changes to parking bays with the relocation of the accessible bays and associated works to the site. | The Peel Centre, Mcdonalds Restaurants Phoenix Park Way Corby Northamptonshire NN17 5DT](#)
- [NC/23/00067/DPA | demolition of existing garage, new garage, new porch, new render to front and rear wall | 336 Gainsborough Road Corby Northamptonshire NN18 0QL](#)
- [NC/23/00073/DPA | Single and Double Storey Rear Extension | 3 Station Road Corby Northamptonshire NN17 1UJ](#)
- [NC/23/00039/COU | Change of Use from 'sui generis' to Use Class E \(commercial, business and service\). | 12 Charter Court Corby Northamptonshire NN18 8QT](#)
- [NC/23/00077/ADV | Proposed Internally-illuminated free standing mini-totem pole, illuminated lettering, illuminated shaped logo and unit to rent signage. | The Race Club Karting UK Ltd Units 1 - 6 Commercial Road Corby NN17 5XG](#)
- [NC/23/00037/DPA | Change of use from residential \(C3\) to children's residential care home \(C2\) | 98 Glastonbury Road Corby Northamptonshire NN18 0DG](#)
- [NC/23/00092/DPA | Raise boundary wall height to run flush in parts. | 19 Breck Close Corby Northamptonshire NN18 8JR](#)
- [NC/23/00099/DPA | New detached bungalow dwelling | 92 Willow Brook Road Corby Northamptonshire NN17 2EF](#)