

**CORBY TOWN COUNCIL**  
**AGENDA ITEM 139/22**  
**PLANNING COMMITTEE MEETING**

**Report from Felicity Ryan -Town Clerk**

**PURPOSE OF REPORT :**

At a Planning Committee meeting held on 4<sup>th</sup> July 2022, 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 storey 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 (j), (k)

Applications :

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

- a) [NC/22/00272/DPA | Redevelopment of industrial site for a new warehouse building, including office space \(Use Classes B8 and E\(g\)\(i\)\) with associated parking, servicing and landscaping | Corus Tubes Weldon Road Corby Northamptonshire NN17 5UE](#) \* Clerks note Class B8 Storage or distribution - This class includes open air storage. Class E(g)(i) Offices to carry out any operational or administrative functions.
- b) [NC/22/00298/DPA | Erection of a large log cabin to be used by the children in the 6th Form. | Redkite Academy Purbeck Drive Corby Northamptonshire NN18 0BX](#)
- c) [NC/22/00301/DPA | Installation of removable storage containers to create commercial storage facility \(use class B8\) | Corby Business Centre Eismann Way Corby Northamptonshire NN17 5ZB](#) \* Clerks note Class B8 Storage or distribution - This class includes open air storage.
- d) [NC/21/00441/COU | Change of use from storage room at ground floor to retail/office | Sarrington House 39 High Street Corby Northamptonshire NN17 1UU](#)
- e) [NC/22/00318/CAT | Remove the large conifer tree with unstable root plate | 14 Clifton Square Corby Corby NN17 2DB](#)
- f) [NC/22/00291/REM | All Reserved Matters Pursuant to Outline Planning Permission 19/00351/OUT for 264 Dwellings and associated infrastructure associated with Parcels 2 & 3, Zone 2, Key Phase 1 | Priors Hall Development Site Stamford Road Weldon \(corby.gov.uk\)](#)
- g) [NC/22/00258/DPA | Erect 3 Bed Dwelling with associated parking and landscaping at land adjacent 1 Clifton Square, | 1 Clifton Square Corby Corby NN17 2DB](#)
- h) [NC/22/00277/DPA | Erection of new 6no. bay van canopy to be constructed from galvanised steel. Works to existing grass verge to accommodate, with new full depth macadam to be laid. | Asda Superstore Phoenix Park Way Corby Northamptonshire NN17 5DT](#)
- i) [NC/22/00311/OUT | Demolition of existing industrial site and redevelopment of site for new industrial/warehouse buildings \(Use Classes E\(g\)\(iii\)/B2/B8\) with associated parking, servicing and landscaping. | Corus Tubes Weldon Road Corby Northamptonshire NN17 5UE](#)
- j) [NC/22/00319/DPA | Single storey extension to side and partially to front of dwelling. | 79 Cannock Road Corby Corby NN17 1YQ](#)
- k) [NC/22/00323/ADV | 2 x internally illuminated fascia sign | 57 Occupation Road Corby Northamptonshire NN17 1ED](#)

- l) [NC/22/00326/RVC | Two storey extension to side of property and new roof to existing rear extension \(amended\). | 17 Honiton Gardens Corby NN18 8BW](#) Clerk's note : original application (CTC offered no comment) : [NC/22/00005/DPA | Two storey extension to side of property and new roof to existing rear extension \(amended\). | 17 Honiton Gardens Corby NN18 8BW](#)
- m) [NC/22/00332/DPA | Change of use from C4 HMO 6 persons to Sui Generis HMO 9 Persons | 23 Sutherland Road Corby Northamptonshire NN18 9LU](#)
- n) [NC/22/00335/DPA | Construction of a high ropes course and a 18 hole adventure golf course | Holiday Inn Geddington Road Corby Northamptonshire NN18 8ET](#)
- o) [NC/22/00348/TPO | T1 Oak of MWA Arboricultural Report Works: Reduce crown near to previous reduction points pruning to appropriate unions. Prune on a triennial cycle to maintain broadly at reduced dimensions. and T2 Oak of MWA Arboricultural Report Works: Remove \(fell\) to near ground level and treat stump to inhibit regrowth. Reason: Clay shrinkage subsidence damage at neighbouring property 20 Stalbridge Walk, NN18 0DT. | 22 Stalbridge Walk Corby Northamptonshire NN18 0DT](#)