



CORBY TOWN COUNCIL

AGENDA ITEM 209/22

PLANNING COMMITTEE MEETING

Report from Felicity Ryan -Town Clerk

PURPOSE OF REPORT :

At the meeting held 4th 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 k, l

Applications :

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

- [NC/22/00442/DPA | Conversion and extension to existing garage to form self contained flat \(C3 use\) | 21 Herford Close Corby Northamptonshire NN18 9EQ](#)
- [NC/22/00449/DPA | Retrospective planning for two storey side and single storey rear extension to regularise 16/00356/dpa | 410 Gainsborough Road Corby Northamptonshire NN18 0QH](#)
- [NC/22/00349/DPA | New facade to the entire front elevation and partially to the side elevations of an existing factory including raising the height, new cladding and curtain walling | 1 Arnsley Road Corby Northamptonshire NN17 5QW](#)
- [NC/22/00407/DPA | Erection of 3 bedroom End terrace house | 28 Croyde Avenue Corby Northamptonshire NN18 8EG](#)
- [NC/22/00413/DPA | Garden Room \(Retrospective Application\). | 54 Flycatcher Road Corby Corby NN18 8RW](#)
- [NC/22/00417/DPA | 1\) External 2x Water tanks and pump house 2\) External Air vents and chimney on roof 3\) 2 m perimeter fence around car park 4\) Additional fire exits to rear and side 5\) External Adiabatic air blast water cooler 6\) Use of the overflow carpark for storage 7\) Louvres on rear elevation 8\) Internal Alterations | Unit D3 Fortify Way Corby](#)
- [NC/22/00458/DPA | Paint and decorate existing cladding, windows and doors to building. Form new entrance, install new fire exits, install new signage and extend existing car park area. | H & H Accoustic Technologies Ltd 23 Princewood Road Earlstrees Industrial Estate Corby NN17 4AP](#)
- [NC/22/00448/RVC | Application for a Minor Material amendment under section 73 to application 20/00190/REM for all Reserved Matters Pursuant to Outline Planning Permission reference 04/00240/OUT amended under application 13/00026/RVC relating to Parcels DC1 and DC2 at Zone 1 of the Priors Hall Park Development Site to allow: - amendment to the materials plan | Priors Hall Development Site Stamford Road Weldon \(corby.gov.uk\)](#)

- i) [NC/22/00472/DPA | Change of use from Use Class E \(Offices\) to Use Class F1 \(Schools\) at first and second floor to include minor external alterations and a single storey side extension | Chisholm House 9 Queens Square Corby Northamptonshire NN17 1PD](#)
- j) [NC/22/00474/DPA | Demolition of existing garage and side extension with new proposed two storey side and single storey rear extension | 43 Surrey Close Corby Northamptonshire NN17 2TG](#)
- k) [NC/22/00440/DPA | 3no. proposed windows and 1no. proposed door to be installed on the existing front elevation. | The Kingswood School Gainsborough Road Corby Northamptonshire NN18 9NS](#)
- l) [NC/22/00469/HPA | Single storey rear extension for a social / dining space, with external materials to match existing | 31 Fotheringhay Road Corby NN17 2RG](#)