



CORBY TOWN COUNCIL

AGENDA ITEM 357/22

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 a, e, g, i, j, l,

Applications :

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

- [NC/22/00488/DPA | New windows at first floor level on North, East and West Elevations in association with approved prior approval application for the change of use of the first floor to 4no. residential flats. \(App. reference: NC/21/00382/PAC3\) | 59A Corporation Street Corby NN17 1NQ](#)
- [NC/22/00466/DPA | Additional steel framed building with metal cladding to the rear of existing building to house a HGV workshop with 2 bays to maintain fleet. | Building E - F 9 Princewood Road Earlstrees Industrial Estate Corby Northamptonshire NN17 4AP](#)
- [NC/22/00497/DPA | Temporary change of use of land to car park, providing 12no. spaces. Installation of temporary parking grids on existing public open space to facilitate surplus parking required whilst remedial works take place at 17 Penrhyn Close. | 19 Penrhyn Close Corby Northamptonshire NN18 8PR](#)
- [NC/22/00500/DPA | Two Storey Side Extension | 360 Gainsborough Road Corby Northamptonshire NN18 0QL](#)
- [NC/22/00492/DPA | Decking and pergola | 129 Butland Road Corby NN18 8FN](#)
- [NC/22/00506/ADV | Proposal to install 8x fascia sign, 2x projecting sign, 8x vinyl & 1x frosting | Temporary Retail Building Roman Road Corby NN18 8TT](#)
- [NC/22/00507/DPA | Removal of existing conservatory to rear. New Extension to the rear and Garage conversion to the side. New entrance Porch Extension to the front | 8 South Road Corby Northamptonshire NN17 1XB](#)
- [NC/22/00510/DPA | Proposal to install new 3X floor mounted AC Units, new packaged CO2 gas cooler and new absorption panel of height 1.2M with 0.6M set off from ground lvl to panel base, installed along the internal side of the timber fence inside the plant area. | Temporary Retail Building Roman Road Corby NN18 8TT](#)
- [NC/22/00511/DPA | Erection of a single storey front porch, introducing a ground floor w.c., and two storey side extension creating a kitchen and dining space at ground floor level and a](#)

[master bedroom and shower en-suite at first floor. | 102 Westfields Road Corby Northamptonshire NN17 1HG](#)

- j) [NC/22/00513/RVC | Variation of Condition 16 to amend timescale of issuing the post construction report pursuant to planning permission NC/22/00243/DPA | Land North Of Cockerell Road Corby](#)
- k) [NC/22/00514/DPA | To erect a detached garage upon the front garden area. | 12 Fyfe Road Corby Northamptonshire NN17 2RD](#)
- l) [NC/22/00515/DPA | Replacement windows to the front and rear elevations | 19 Pickering Court Corby Northamptonshire NN18 OQS](#)
- m) [NC/22/00498/DPA | Relocation of existing car parking and extension of playground. | Danesholme County Junior School Motala Close Corby Northamptonshire NN18 9DT](#)
- n) [NC/22/00499/DPA | Two-storey side extension incorporating ground floor garage and first floor bedroom and bathroom. | 6 St Johns Place Corby Northamptonshire NN17 1UF](#)
- o) [NC/22/00516/COU | Change of use from a retail shop \(Use Class E\) to a hot food takeaway \(Sui Generis\) | 66 - 68 Rockingham Road Corby NN17 1AE](#)
- p) [NC/22/00520/RVC | Variation of conditions: 2 \(Plans\), 4 \(Landscaping\), 5 \(Surface water drainage\), 7 \(Verification report\), 14 \(boundary treatments\), 21 \(ecology\) of planning application reference 19/00363/DPA. | Land North Of Cockerell Road Corby Northamptonshire NN17 5DY](#)

Agenda Item 357/22 : Electrical charging points :

‘Dear Councillors and Clerks,

As part of our ongoing initiative with Liberty Charge to increase access to electric vehicle charging points (EVCPs), we will be seeking views from residents on a further 10 on-street sites across North Northamptonshire. All these sites are in areas with no, or very little, off-street parking. The lack of on-street charging points is a potential barrier to EV use in these areas.

I am writing to you to give you advanced notice of the resident engagement activity and to share a sample of the letter (attached) that will be distributed to residents at each location from tomorrow. The letters are site specific and will include an image of the proposed location (taken during the site visit). I appreciate that the proposed sites may not be in your area, but I wanted to keep you all up to date with our latest plans for on-street charging points. For ease of reference, the full list of sites appears below:

NO.	BATCH	AREA	Street Name	Postcode
1	5	Corby	Shire Road	NN17 2HJ
2	5	Easton On The Hill	High Street	PE9 3LN
3	5	Irthlingborough	College Street	NN9 5TX
4	5	Kettering	Morley Street	NN16 9LL
5	5	Kettering	Shakespeare Road	NN16 9QZ
6	5	Kettering	St Michael's Road	NN15 6AS
7	5	Rushden	Portland Road	NN10 0DQ
8	5	Thrapston	Bridge Street	NN14 4JP
9	5	Wellingborough	Broad Green	NN8 4LF
10	5	Wellingborough	Northampton Road	NN8 3HT

The resident engagement period will run until 29 December 2022 and will be supported with additional communications via our social media sites, local press, the NNC website, and the Smart Move website www.smartmovenorthamptonshire.net

Comments can be submitted via the survey link in the attached letter.

If you require any further clarification or have any questions then please email ['ev@northnorthants.gov.uk.'](mailto:ev@northnorthants.gov.uk)

Agenda item 357/22 : North Northamptonshire Gypsy and Traveller Accommodation Assessment:

North Northamptonshire Council has commissioned specialist consultants Opinion Research Services (ORS) to carry out a North Northamptonshire Gypsy and Traveller Accommodation Assessment Update and a Pitch Deliverability Assessment. This work will inform the preparation of the North Northamptonshire Gypsy and Traveller Site Allocations Policy Development Plan Document (DPD).

To inform this work ORS is carrying out a survey with Town and Parish Councils. The survey and further information on this are available using the link below.

<https://www.opinionresearch.co.uk/northnorthantstowmandparish>

We would be grateful if you could spare some time to complete this survey.

If you have any questions in relation to this work, please email Planningpolicy@northnorthants.gov.uk.

