B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 17th May 2016

 **Present:** Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Cliff Moreton, Mark Rowley, David Soans, Lesley Thurland, Greg Titcombe and Keli Watts

**15.PC.83 APOLOGIES**

 None.

**15.PC.84 DECLARATIONS OF INTEREST**

 Councillor Soans declared an interest in item 5.2 as a member of Desborough Town Council. He stated that although he was a member of the Desborough Town Council Steering Group he had joined the committee with an open mind with regards to this item.

**\*15.PC.85 MINUTES**

 **RESOLVED** that the minutes of the meetings of the Planning Committee held on 21st April 2016 be approved as a correct record and signed by the Chair

\***15.PC.86 ITEMS OF URGENT BUSINESS**

None

**\*15.PC.87 APPLICATIONS FOR PLANNING PERMISSION**

 The Committee considered the following applications for planning permission which were set out in the Head of Development Control’s Report and which were supplemented verbally and in writing at the meeting. Six speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

 The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

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| Proposed Development5.1\* Full Application: Demoilition of disused clinic. Erection oof 6 no. dwellings with aassociated access and parking at (Former) Stockburn Memorial Clinic, Southlands, Kettering for Cranview Lts & NHS Property Services Lts Application No: KET/2015/0895Speakers:None  |  | DecisionThe committee received a report which sought full planning permission for the demolition of the disused clinic and erection of 6 no. dwellingsThe meeting received an update which outlined a further comment from an existing objector two additional conditions regarding floor levels and a construction management plan. The Committee heard that application was landlocked apart from access. Changes had now been made to the previous application which was withdrawn, and although the access road was narrow it was wide enough to take traffic.Members liked the scheme but voiced concerns regarding the access and the cost of using smaller refuse vehicles. The Planning Officer stated that the former use of the road was a clinic which produced more vehicle movements than the proposal and the refuse vehicles would be no extra cost.It was agreed that planning permission be **APPROVED** subject to the following conditions:- |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

3. Prior to first occupation of the development a scheme of soft landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the development unless these works are carried out earlier. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4. The trees to be retained on site shall be protected in accordance with the details set out in the Arboricultural Survey and Impact Assessment received by the Local Planning Authority on 4th November 2015.

5. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the development is first occupied.

6. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,

- groundwaters and surface waters,

- ecological systems,

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' (or any model procedures revoking and replacing those model procedures with or without modification.

8. No development or demolition shall take place until a nocturnal emergence and dawn re-entry survey for bats and details of any required mitigation measures, together with timing of the implementation of any measures identified, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

9. The development shall not be carried out other than in accordance with the Sustainability Appraisal and Energy Statement set out within the submitted Design and Access Statement received by the Local Planning Authority on 4th November 2015.

10. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:
i. Overall strategy for managing environmental impacts which raise during construction;
ii. Measures to control the emission of dust and dirt during construction;
iii. Control of noise emanating from the site during the construction period;
iv. Hours of construction work for the development;
v. A daily log of all vehicles attracted to the site shall be kept and made available for inspection at the request of the local planning authority;.
vi. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure within the site;
vii. Designation, layout and design of construction access and egress points;
viii. Directional signage (on and off site);
ix. Provision for emergency vehicles;
x. Details of measures to prevent mud and other such material migrating onto the highway from construction or demolition vehicles;
xi. Storage of plant and materials used in constructing the development within the site;

xii. The erection and maintenance of security hoardings;
The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

11. No development shall take place until a cross-sectional plan of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels and land contours has been submitted to and approved in writing by the Local Planning Authority. The intended final ground levels shall be staked out on site to enable a visual inspection by officers. The development shall not be carried out other than in accordance with the approved details.

*Members voted on the officers’ recommendation to approve the application*

*(Voting For 7; Against: 0)*

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| Proposed Development\*5.3 Full Application: Change of use from staff accommodation and part of restaurant to 4 no. dwellings, single storey rear extension and physical alterations to external elevations at 28 High Street, Burton Latimer for Mrs A Kaur  Application No: KET/2016/0119Speakers:Mrs Kaur, the applicant, attended the meeting and outlined the benefits of the development for both the town and its residents.  |  | DecisionThe committee received a report which sought permission to provide 4 no. dwellings.An update was submitted which recommended an additional condition to ensure the use of the existing garage on the site did not conflict with the proposed residential use.The committee heard that the development was in a very sustainable location and although there was no parking available on the site amenity would be achieved in the gardens.The arrangement for bin stores was negotiated with officers but would mean a long walk to the bins and to put them out for collection.The Highways Authority objected to the proposals due to no parking.Members raised concerns regarding bin storage, parking arrangements, room sizes in the development and overdevelopment of the area.Debate took place regarding future development of the restaurant to obtain further residential units, although they were advised that this would have to be dealt with under a separate application where the cumulative impact would need to be taken into consideration.It was agreed that the application be **REFUSED** for the following reasons: - |

The physical characteristics of the site are of a long and narrow (historic) building within a narrow width back land plot with the means of access also very restricted. With this context the proposal to create 4 no. dwellings is considered to be a cramped form of development. The result would be an arrangement for bin stores (and cycle racks) separated from individual properties that would add to the accumulation of waste bins within the access, whilst the distance to the proposed units furthest from the access is likely to discourage occupiers from keeping bins within their rear gardens and for collection purposes taking them to and removing them from the road side. The necessity for a long rear alley or path further reduces the available private garden space to the detriment of residential amenity.

The proposal by virtue of the numbers of dwellings proposed offers no opportunity for

some dedicated parking spaces that might serve a lesser number of properties.

The proposal is considered over development and contrary to a core principle of the NPPF that there should be a good standard of amenity for all existing and future occupants of land and buildings and contrary to the North Northamptonshire Core Spatial Strategy Policy 13 that there should be a satisfactory means of parking.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 0; Against 7)*

*(Councillor Cliff Moreton joined the meeting at 6.55pm)*

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| Proposed Development\*5.4 Full Application: Demolition of garage and erection of 3 no. detached dwellings at 116 London Road (land adj), Kettering for Mrs D Zhang Application No. KET/2016/0172Speakers:None  |  | DecisionAn application was submitted which sought permission for the demolition of the existing garage and the erection of three detached 4 bed dwellings with associated garages and parking.The Committee heard that the principal of the development was acceptable and amenity had been taken into consideration. It was agreed that the application be **APPROVED** subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on approved drawings detailed below.

3. The development shall be carried out in accordance with the recommendations at R1, R2, R4, R5 and R6 in the Preliminary Ecological Assessment (Ref@ RT-MME-116794-01April 2014) at R1 and R2 in Section 6, page 10 of the Nocturnal Emergence and Dawn Re-entry Bat Surveys (Ref: RT-MME-116843-01 June 2014) provided by Middlemarch Environmental Ltd. which were approved as part of planning permission KET/2014/0098.

4. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

5. No development shall take place on site until full architectural details of all windows and doors (and their surrounds), verge, eaves, chimney and other brick detailing and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

6. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

 o human health,

 o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

 o adjoining land,

 o groundwaters and surface waters,

 o ecological systems,

 o archaeological sites and ancient monuments;

 (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'(or any model procedures revoking and replacing those model procedures with or without modification.

7. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation (WSI) and a timetable for that work. The development shall thereafter proceed in accordance with the approved WSI and timetable.

8. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 7 above the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; wheel washing facilities; measures to control the emission of dust and dirt during construction; a scheme of construction lighting to prevent light overspill; and delivery, demolition and construction working hours. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

10. Prior to first occupation of the dwellings a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and details of hard surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

12. Prior to occupation of the dwellings a scheme to ensure that surface water from the access does not discharge onto the highway shall be provided and the access gradient into the site shall not exceed 1 in 15 for the first 5 metres from the highway boundary shall be provided and retained in perpetuity. Any gates provided shall be set back a distance of 6 metres from the edge of the adjoining highway and shall be hung so as to open inwards into the site only. Pedestrian visibility splays of 2m x 2m with nothing above 0.6m within this splay at the access toward the east shall be installed prior to occupation of the dwellings and retained in perpetuity.

13. No development shall commence on site until details of a scheme for a bin storage area close to the highway have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the approved scheme has been fully implemented and shall be retained as approved thereafter.

14. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

15. The development hereby permitted shall not be occupied, until the vehicle parking spaces and turnings areas have been constructed and surfaced in accordance with the approved details, and those spaces and turning areas shall thereafter be reserved for the parking and turning of vehicles.

16. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north or south elevations or roof planes of the dwellings.

17. The windows shown as being glazed with obscured glass on the approved plans shall also be non-opening below an internal floor level height of 1.7m and thereafter shall be permanently retained in that form.

18. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class B of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 8; Against 0)*

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| Proposed Development\*5.5 Full Application: Two storey rear extension with attached garage, insertion of French doors and additional door to rear elevation and insertion door and additional window to side elevation at 116 London Road, Kettering for Mrs D Zhang Application No. KET/2016/0262Speakers:None |  | DecisionThe committee received a report which sought approval for a two storey rear extension with attached garage.The Committee hears that the proposal would be an improvement to what was already there. It was agreed that the application be **APPROVED** subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application and detailed below.

3. Prior to occupation of the development hereby permitted the existing vehicular access shall be closed and the proposed new vehicular access provided in accordance with the approved details and shall remain so thereafter.

4. Prior to the proposed new vehicular access first being used a scheme to ensure that surface water from the access does not discharge onto the highway shall be provided and the access gradient into the site shall not exceed 1 in 15 for the first 5 metres from the highway boundary shall be provided and retained in perpetuity. Any gates provided shall be set back a distance of 6 metres from the edge of the adjoining highway and shall be hung so as to open inwards into the site only. Pedestrian visibility splays of 2m x 2m with nothing above 0.6m within this splay at the access toward the east shall be installed prior to occupation of the dwellings and retained in perpetuity.

5. The materials to be used in the construction of the external surfaces of the development together with the detailing to the eaves and window surrounds hereby permitted shall match, in type, design, colour and texture, those on the existing dwelling.

6. The windows on the upper floor north side elevation shall be non-opening below an internal floor height of 1.7m and glazed with obscured glass and thereafter shall be permanently retained in that form.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north side elevation of the dwelling.

8. The dwelling comprising this extension hereby permitted shall not be occupied and therefore subdivided, other than as part of the single residential use of the dwelling known as 116 London Road, Kettering.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 8; Against 0)*

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| Proposed Development\*5.2 Outline Application: Residential development of up to 304 dwellings with associated access, infrastructure, public open space, nature areas and surface water management measures at Desborough (land to south of), Desborough forCentral England Co-operative Ltd Application No: KET/2016/0044Speakers:Veronica Price, a third party objector attended the meeting and spoke on the application. She welcomed the need for sensible development but did not agree with this application to develop the special amenity space which has over 30,000 visitors per year. Concerns were outlined regarding safe access, flooding, defence of the nature reserves, no integration of the A6 bypass, no alternative open space, access on Sycamore Drive, the Rothwell Road footpath, traffic fatalities and the 2013 Local Development Document consultation.Desborough Town Councillor Jane Pearce attended the meeting and addressed the committee, raising concerns regarding the inclusion of The Damms in the application, which was a piece of land between Rothwell Road and St. Giles church which was not part of the proposed housing allocation and should be considered historically and visually important space. Points were also raised regarding the shortfall of natural and semi natural space and the importance of the natural buffer between Desborough and Rothwell.Rothwell Town Councillor, Margaret Talbot addressed the committee and voiced the strong objections of Rothwell Town Council which included the increase of vehicles on Rothwell Road, the importance of the Rothwell Bypass, additional water runoff, the adverse effect on educational and health services and the natural buffer between Desborough and Rothwell.Councillor Tebbutt, Ward Councillor attended the meeting and addressed the committee. Concerns were raised regarding several parts of land in the proposed application which were not included in any local development documents. Concerns were also raised regarding open space, access to the site, the use of traffic signals and the inclusion The Damms in the application site. Will Charlton, Agent for the Applicant attended the meeting and addressed the committee and stated that the application site was within an approved residential boundary with full policy support. The flood risk and ecological issues were being dealt with by conditions. |  | DecisionThe Committee received a report which sought approval for outline permission for residential development of up to 304 dwellings with associated access, infrastructure, public open space, nature areas and surface water management measures.The committee received an update which gave details of an amendment to condition 6. It also included comments from various consultees.The committee heard that the application site was within the settlement boundary and was not designated open space or open countryside.The Planning Officer advised members of the committee about the policies and emerging policies relating to this application and the weight that could be given to each one.Objections and comments from consultees were outlined in the report.Discussion ensued and the following points were raisedEmerging DocumentsMembers questioned the need to rush for permission prior to emerging documents being adopted. It was noted that the Local Plan and Neighbourhood Plan had not yet been through its first consultation.Green SpaceMembers of the committee felt that the site afforded enormous health and wellbeing to the residents of Desborough and surrounding areas. They also questioned the need to include The Damms in the application site which was considered an area of Historic Visual Impact by local residents. It was noted that The Damms was shown as green space on the application and more could be requested.Character of the AreaMembers raised concerns that the development would not respect and enhance the character of its surroundings and would not be in accordance with the Environmental Character of the area.HighwaysMembers expressed concern regarding accesses to the site and construction traffic. It was noted that a traffic assessment had been undertaken with which the Highways Authority agreed. Concerns regarding construction traffic on Sycamore Drive could be dealt with by a restriction in the permission.FloodingConcerns were raised regarding flooding. It was noted that a flood risk assessment had been completed to which the Environment Agency and Anglian Water had no objections.BiodiversityMembers felt there was insufficient information regarding biodiversity to make an informed decision on the application. The application was against local policy.*(The committee adjourned at 9.06pm and reconvened at 9.13pm)*Members stated the application was contentious and felt that resident’s views should be taken into consideration. The Legal Officer advised the committee that the law states you have to first look at the development and the material considerations. The fear of public perception of a development could not be taken into account.It was agreed that the application be **REFUSED** for the following reasons: - |

* + - 1. Policy 11 of the NPPF and Policy 13 (o) of the North Northamptonshire Core Spatial Strategy require Local Planning Authorities when determining planning applications to conserve and enhance biodiversity.  The Biodiversity SPD for Northamptonshire (August 2015) further states that Biodiversity is a key aspect of sustainable development.  The effect on biodiversity has not been shown to be acceptable. The application fails to demonstrate through the information submitted how biodiversity will be suitably conserved and enhanced and would not lead to a loss of habitat in accordance with Policy 11 of the NPPF, Policy 13 (o) of the North Northamptonshire Core Spatial Strategy and the adopted Biodiversity SPD for Northamptonshire.
			2. The application site falls within an area of natural beauty.  Policy 13 (h) of the North Northamptonshire Core Spatial Strategy goes on to state that new development should 'respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area'.  The proposal by nature of its built form would fail to preserve the natural beauty of this area and the character of this landscape to its detriment and is therefore considered contrary to Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 0; Against 8)*

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 6.30pm and ended at 9.35pm)*

Signed: ..........................................................

Chair

*AN*