



**Minutes of Planning Working Committee Meeting**  
held on Monday 25th November 2024 via Zoom

Councillors Present	John Cooke, Peter Dowsett, Michael Page (Chair), Colin Shepard
Also Present	Claire Ducker (Clerk)

**PC.240**      **Apologies from Cllr Clowery, work commitments and Cllr Stray, personal appointment, apologies were accepted by Cllr Page**

**PC.241**      **No declaration of interest were declared**

**PC.242**      **Magna Park Update**

- There is a meeting being held on Monday 2nd December @ 1pm which Cllr Page will be attending and possibly Cllr Dowsett
- Cllr Dowsett has tried to gain copies of the traffic calming drawings but still not received as to date. Cllr Page to contact Magna Park to see if he can obtain these drawings and contact Gwyn for visibility of S106 section of all work

**PC.243**      **Rockingham Gate**

- Nothing new to add from last month. The developers are preparing and engineering the ground for the foundations of the future warehouse

**PC.244**      **Birchington Road** - Received a reply from the planner, Farjana Mazumder on 13th November, which was circulated to the planning members and Cllr Page replied on 15th November.

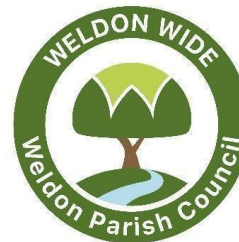
Cllr Page stated that the biggest disappointment in that there is no S106 in place and according to the planner, members decided that a 106 agreement was not application to Birchington Road so it would not be applied. Questions asked as to why they have not consulted Weldon Parish Council on this.  
Cllr Page to see legal advice

**PC.245**      **The following Planning Applications were reviewed**

- NC/24/00357 DPA** - loft conversion to 2 Gretton Road, NN17 3HN - no objections
- NC/24/00355/DPA** - side extension to 13 Larratt Road, NN17 3HL - no objections
- NC/24/00354/RVC** - 10A Church Street, NN17 3JY - no objections
- NC/24/00328/CLE** - 11A Chapel Road, NN17 3HW - previously circulated - no objections



PC.246	Outstanding applications
a)	<b>NC/24/00324/DPA</b> - 50 Corby Road, new driveway and vehicular access - <b>comments submitted</b>
b)	<b>NC/24/00222/DPA</b> - 12 Harrier Close, ground floor extension and garage conversion - <b>comments submitted</b>
c)	<b>NC/24/00219/LBC</b> - Weldon Lodge, conservation repairs to the interior and exterior including rebuilding works to the farmhouse and associated outbuilding on the existing footprints. - <b>waiting on NNC to submit a decision.</b> <ul style="list-style-type: none"> <li>Currently the repairs are underway to make the structure watertight but still looking for options as what the building could be used in the future, raise this at full council meeting in January</li> </ul>
d)	<b>NC/23/00020/DPA</b> - Land rear of 112 Corby Road, construction of 36 no dwellings with associated access road and public open space. - <b>waiting on NNC to submit a decision</b>
e)	<b>NC/24/00232/DPA</b> - 25 Coles Road, change from C3 (residential dwelling) to C2 (Residential Children's Home) - objection submitted - <b>Application granted</b>
f)	<b>NC/24/00284/DPA</b> - 7 Coles Road, change from C3 (residential dwelling) to C2 (Residential Children's Home) - <b>objection submitted, waiting on NNC to submit a decision</b> <ul style="list-style-type: none"> <li>Concerns were raised as the companies running these Children's homes had neither been inspected by Ofsted or approved. Cllr Page to send letters to Ofsted and Local Authority, Children's Services raising our concerns</li> </ul>
g)	<b>NC/24/00252/DPA</b> - Priors Hall Development Site, Stamford Road, development of Parcel E3 for residential development of 97 dwellings (C3) <b>waiting on NNC to submit a decision</b>
h)	<b>NC/24/00292/DPA</b> - demolition of existing garages and erection of a new self build dwelling with off-road parking, landscaping and associated infrastructure at 2 Water Lane Weldon Corby NN17 3HJ. No objections - <b>waiting on NNC to submit a decision</b>
i)	<b>NC/24/00114/DPA</b> - new dwelling with new access from Church Street at land to rear 32 Church Street. No objection, concerns raised about the gates not being in keeping. <b>Still waiting on NNC to submit a decision - Appeal in progress</b>
j)	<b>NC/24/00076/REM</b> - Scale, appearance, landscaping at land at the north side of Birchington Road - <b>objections submitted, waiting on NNC to submit a decision</b>



- k) **NC/23/00314/DPA** - Lidl Store- amended plans - Objected. Email received from Fidel Miller asking to discuss objections, this was forwarded to Cllr M Page to respond - **waiting on NNC to submit a decision**
- Cllr Page received a telephone call with the planner. He was genuinely interested in our objections on car parking and crossing of the delivery vehicles crossing the car park, Lidl have assured that deliveries will be outside of opening hours, it was discussed that proper traffic controls were a condition of planning. Cllr Page has requested that the S106 reflects in a contribution for the LC&WIP
- l) **NC/23/00263/DPA** - Employment Buildings at Cronin Courtyard No objections, **still waiting on NNC to submit a decision**
- m) **NC/22/00464/DPA** 22 Level Entry Dwellings on Kettering Road- **Application refused, now overturned and has been approved**
- The appeal was taken to Central Government who supported the appeal from the developer.
  - Cllr Page is looking back over correspondence of our appeals and objections submitted last year in December.

#### AOB

##### **Proposed incinerator at former steel works on Shelton Road**

- Cllr Page has again, challenged this application and requested further information, under the Freedom of Information Act 2000, and has received a reply that they take 28 days to respond.
- It is believed that the previous planning application will have now lapsed and a new application will need to be submitted.
- Incinerators elsewhere are having their investments being withdrawn, so is there still an appetite for this? Cllr Page to write to Ed Miliband.

Flooding after storm Burt on Sunday 24th November 2024, it was raised that flooding is added to the agenda for the Full Council meeting being held in January 2025. The flood waters along Church Street were higher than those recorded on 24/12/2020. Cllr Shepard reported that In 2020 the water rose to 3-4 inches below the top of the arch of the bridge on Church Street, last night they rose to 3-4 inches above the top of the arch.

#### PC.247

Date of next meeting Tuesday 28th January 2025 @ 16:00 via Zoom

With no further business Cllr Page closed the meeting at 16:00