

# BOROUGH COUNCIL OF WELLINGBOROUGH

Council Offices, Swanspool House, Doddington Road, Wellingborough NN8 1BP

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004

## PLANNING PERMISSION

Name and address of agent	Name and address of applicant
Trevor Jolley Design Trevor Jolley 39 London Road Raunds Wellingborough Northamptonshire NN9 6EH	Mr David Bletsoe-Brown 79 Ecton Lane Sywell Northampton Northamptonshire NN6 0BA

### Part I – Particulars of application

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Date of application:	Application Number:
21/09/2012	WP/2012/0435/F

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Description: Construction of detached stables with ancillary grooms' accommodation over and ancillary works.

Location: 79 Ecton Lane, Sywell, Northampton.

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### PART II – Particulars of decision

The Borough Council of Wellingborough hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The occupation of the ancillary residential accommodation shall be limited to persons solely or mainly working, or last working, in the locality in equine related employment, or a widow or widower of such a person, and to any resident dependants.
3. The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 79 Ecton Lane, Sywell.
4. The stables shall not be converted to residential accommodation without the express planning permission of the local planning authority.
5. Before development commences representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority and the development shall be carried out using the approved materials.

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**Reasons:**

1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To control the development which is in the open countryside.
3. To prevent the residential accommodation resorting to separate residential accommodation in the open countryside.
4. To control the development which is located in the open countryside.
5. In the interests of visual amenity.

**INFORMATIVES**

1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:

North Northamptonshire Core Spatial Strategy (NNCSS): Policy 1 (Strengthening the Network of Settlements) Policy 11 Distribution of jobs Policy 13 (General sustainable development principles) 14 (Energy efficiency and sustainable construction)

Borough of Wellingborough Local Plan: H4 (Housing in the open countryside) G6 (Development within the open countryside).

2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

Drawing Numbers:

12.1009/01, 12.1009/02, 12.1009/03,  
12.1009/04 and 12.1009/05

Date Received:

24 September 2012

Date: 13<sup>th</sup> November 2012

Signed:

  
Mr M Kilpin  
Principal Planning and Building Control Manager

Officer Ref: