



**West  
Northamptonshire  
Council**

**Planning Department  
Economic Growth and Regeneration  
West Northamptonshire Council**  
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**APPLICATION NO. WND/2022/0017  
TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS**

**PLANNING PERMISSION**

**DATE APPLICATION VALID 27 January 2022**

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**Name and Address of Applicant**  
Moulton Parish Council  
Moulton Community Centre -  
Sandy Hill  
Reedings  
Moulton  
Northamptonshire  
NN3 7AX

**Name and Address of Agent**  
Mr A Ho,  
PHP Architects  
The Old Rectory  
31, Rectory Lane  
Milton Malsor  
Northampton  
NN7 3AQ

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**Location of Development**

Moulton Community Centre - Sandy Hill, Reedings, Moulton, Northamptonshire,  
NN3 7AX

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**Description of Development**

Extension to existing cafe area, relocation of community centre entrance door, signage and letterbox and construction of canopy. Construction of detached storage building

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**PLANNING PERMISSION HAS BEEN GRANTED for the above development in accordance with the application and plans submitted, SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS: -**

**CONDITIONS**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development shall be carried out strictly in accordance with the plans referenced: MCC-PHP-XX-00-DR-A-4181-101-P02 and MCC-PHP-XX-00-DR-A-4181-202-P04, registered valid with the Local Planning Authority on 27 January 2022, and the amended plans referenced: MCC-PHP-XX-00-DR-A-4181-301-P05 and MCC-PHP-XX-00-DR-A-4181-202-P03, deposited with the Local Planning Authority on 13 April 2022.**
- 3. The development hereby permitted shall be constructed in accordance with the materials stated drawing numbers: PHP-XX-00-DR-A-4181-202-P03, MCC-PHP-XX- MCC-00-DR-A-4181-202-P04 and MCC-PHP-XX-00-DR-A-4181-301-P05 unless the Local Planning Authority gives its written consent to any deviation.**

4. **If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the identified contamination has been submitted to, and approved in writing by, the Local Planning Authority.**
5. **Notwithstanding the provisions of the Town and Country Planning Uses Classes Order and Town and Country Planning General Permitted Development Order (England) or any Order(s) revoking and re-enacting those Orders, the extension hereby permitted shall not be occupied at any time other than as a restaurant to be used in connection with the existing garden centre and the extension shall not be occupied or be sold off as a separate unit.**

## **REASONS**

1. **To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
2. **To ensure the development is carried out in accordance with the agreed plans and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.**
3. **To ensure a satisfactory elevational appearance for the development in the interest of visual amenity and to ensure the development does not detract from the character of the area.**
4. **To ensure all contamination within the site is dealt with satisfactorily.**
5. **To enable the Local Planning Authority to retain planning control over the development, to ensure the development remains appropriate to the function and character of the site and ensure the development remains in-line and does not conflict with other development plan policies and national planning policies and in the interest of highway safety and local amenity.**

## **NOTES**

1. **As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:**

**In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.**



**Signed  
Jim Newton  
Assistant Director Economic Growth & Regeneration**

**Date of Decision: 26 April 2022**

## **The Applicant's attention is drawn to the following matters:-**

The attention of the applicant is drawn to the need to ensure that the development is completed in accordance with the approved plans and failure to do so could result in enforcement proceedings.

This permission is under the Town & Country Planning Acts only and if approval under the Building Regulations is necessary no work must be commenced until this further approval has been received. To obtain confirmation of this the applicant is advised to contact Building Control, Tel: 01926 456551.

## **NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In any other case you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.\*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

### **Purchase Notices**

A If either the local authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

B In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter 1 of the Town and Country Planning Act 1990.

### **Application for Consent to Display Advertisements**

A Where the local planning authority refuse consent, the applicant may by notice given in writing within eight weeks of receipt of this notice, or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989 as modified by Amendment (No. 2) 1990. The Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority.

B A person who displays an advertisement in contravention of the regulations will be liable on summary conviction of a fine of an amount not exceeding level 3 on the standard scale and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.