

Development Control Committee

Tuesday 12 July 2016

7.00 pm in The Council Chamber, The Cube, Corby

Present: Councillor Latta – Chair

Councillors Caine, Cassidy, Goult, Petch, Riley, Rutt, Eyles and Watt

10. Apologies for Absence

Apologies for absence were received from Councillors Beattie, Dady, Brown and Sims. Councillor Eyles was substituting for Councillor Dady and Councillor Watt for Councillor Sims.

11. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item. Councillor Watt declared an interest in Planning Application 15/00455/DPA Proposed development of 27 dwellings at Weldon Football Club, Oundle Road, Weldon.

12. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 8 June 2016, copies of which had been circulated.

RESOLVED that:-

The minutes of the meeting of the Development Control Committee held on 8 June 2016, copies of which had been circulated to Members, be agreed as a correct record.

13.1 15/00455/DPA **Proposed development of 27 dwellings At Weldon Football Club Oundle Road, Weldon for Mulberry Property Development**

A report was presented to Committee for an application site known as Weldon Football Club located on Oundle Road, Weldon.

To the south was Woodside Park, a residential site containing 42 static homes, and residential development on Spinney Road and Woodlands Road. Directly opposite the site was Weldon Park Sustainable Urban Extension, a development of 1000 dwellings currently under construction.

The application was for development of 27 dwellings including associated infrastructure and landscaping, 30% of the dwellings would be affordable housing. The layout of the site was dictated by the adopted village green which bounded the site in an 'L' shape. There would be 21 dwellings located on the football pitch with a further 6 on the former clubhouse and car park.

Relevant policies had been considered and emerging policies such as the Draft Northamptonshire Joint Core Strategy. Consultation had taken place with Northants JPU, NCC Highways, NCC Principal Rights of Way Officer, Police, Fire Service, CBC Environmental Services, CBC Environmental Protection, CBC Tree Officer, NCC Planning Service, NCC Lead Local Flood Authority, Anglian Water, Environment Agency, East Midlands Electricity, Ramblers' Association, CBC Culture & Leisure, CBC Housing, Weldon Parish Council, Sport England, Natural England, Northamptonshire Wildlife Trust, NCC Archaeological Unit and Historic England, all comments from these consultees were contained within the officers report.

Relevant site notices had been posted, a Public Notice placed in the local evening paper and neighbour notification letters had been sent out.

A letter had been received from the MP objecting and the three Ward Councillors had also written in objecting. There had been 48 objection letters, a petition of 660 signatories and three letters supporting the application.

The officer's report contained information on the Principle of Development and Policy R17, the 5 Year Housing Land Supply, Core Spatial Strategy 2008 and Joint Core Strategy. The officer commented that the proposal involved developing land previously used as a football pitch by Weldon FC, the land however was privately owned with the lease expiring in 2016, after which the owner would be entitled to refuse public access.

In accordance with planning policy guidance however, in the context of a development proposal for the land it was still required to be replaced or relocated despite private ownership of the site.

The applicant had proposed that Weldon FC be relocated to Steel Park, the proposal followed a number of other options for relocation which were dismissed due to viability and other issues (included in the report). It was now therefore proposed to relocate to Rockingham Triangle and the applicant had offered to contribute to an enhanced facility meeting Weldon FC's needs as well as Corby FC and the wider borough.

The site sat back from the main road with a broad landscape corridor containing numerous trees, this extended down the south east boundary providing privacy, reducing noise and respecting the gradual transition from open countryside to residential development. The larger properties would be towards the front of the site with bungalows and smaller properties closer to Woodside Park to prevent overlooking issues.

The existing shared access to Woodside Park would be improved, with the access being widened and a turning head to serve the proposed dwellings proposed in that area.

The officer concluded that the loss of the playing field facility mitigated through the relocation to Rockingham Triangle. The relocation also gave the club an opportunity to survive and grow alongside other sporting clubs at the site.

Mr Bernard attended the meeting and Addressed Committee. He explained he lived at Woodside Park and what was happening was nothing to do with Weldon, the Club did not have to move, if money was spent on the club it would bring it up to date and it could stay.

Mr Bernard said a traffic audit had taken place and they spent 30 minutes on Easter Sunday lunchtime monitoring the traffic this was one of the quietest times of the week. There had been letters of objection from all three Ward Councillors and a petition of 660 names, this application was not right.

Mr Osborn attended the meeting and addressed Committee; he said the application was a farce. The turning point would mean the loss of parking for visitors and professionals (doctors etc) to Woodside Park, it was a single track, there was residential parking only on site, the new houses had parking provision, it would not be enough and they would park on road. The children's play area was the size of two garages and with 250 houses on the Woodlands road area and children in the new houses the village needed a recreational field.

Mr Pearce attended the meeting and addressed Committee, he said there had been no consideration regarding the traffic, if three people lived in 2 bedroom house they could all have a car each, it was already the norm to see cars parked on grass verges and walkways of the Woodlands Estate, where there was a gap someone would park a car, this would be a problem for everyone as well as environmental issues and arguments.

Mr Groom attended the meeting and addressed Committee saying that Weldon had already bore more than its fair share of housing Priors Hall, Weldon Park and Corby Road and although the Weldon Football Club did not always play all games on the pitch they might want to in the future, the field was also well used by local young people of Weldon.

Mr Groom said he could not imagine housing been built on West Glebe for instance, if Committee voted against the applicant could appeal but he was sure that the Football and Playing Fields Association would support keeping the pitch and the houses could be built in the field above the pitch Corby prides itself on open spaces, there were very few left in Weldon.

Councillor McKellar (Ward Councillor) addressed Committee; he stated he objected to the scheme as it would have an undesirable impact particularly for Weldon Woodland Park

residents, cramming 27 properties where they did not fit creating the loss of the local community football facility. Children wanted to play on the site, they could not just take their football to Rockingham Triangle. Weldon Park would not informal and loss of the football field amounted to a huge loss of community space.

The village green would lose its visual impact and be subject to further urban sprawl, the MP, Councillors and residents have all said this application was unwanted and unnecessary and as Ward Councillor I urge the Committee to reject the application.

Mr Downes attended the meeting and addressed Committee on behalf of the applicant, he explained that he was a Planning Consultant and Weldon FC fully supported the application, there was a need for Weldon Football Club to operate from another site due to the requirements of the league, if the club did not get funding then it would not exist.

Mr Downes explained that the only part of the land that was public was the village green, Sport England supported the application as did other statutory bodies, presentations had taken place and the scheme had been redesigned taking into account all concerns expressed and met the required needs of the Council.

Members asked about parking and refuse collection, the planning officer stated that there was in fact more than adequate parking for each dwelling and the area had been designed to allow for access to empty bins and for the cart to turn.

Members were also concerned that there was no safe crossing from this site to Weldon Park and the lighting was inadequate, Members also asked who owned the site. The planning officer replied that there was currently no request to install a crossing and TATA Steel owned the football pitch land. The officer also explained that once the lease had expired the owners could do what they liked with the land, there would be sports facilities elsewhere, if the application did not go through the football club would lose out.

RESOLVED that:-

The application be refused for the following reasons:

- Loss of playing field
- Over development of site
- Lack of crossing over A427 to gain access to the new Weldon Park site.

13.2 16/00201/REG3 Art installation At Railway Station, Old Station Yard, Station Road, Corby for Corby Borough Council

The Planning Officer presented a report regarding an art installation at the Railway Station on Station Road, Corby. The objective of the installation was to provide additional environmental quality to the area adding to a positive traveller experience.

The installation would stand in line with a group of trees near the entrance to the station building and would be made of steel from the Corby works. At its highest point it will be 4.9m with a base of 2.9m in diameter.

The piece would be finished with heavy shot blast and then a thermal zinc finish; the finish would be reflective with a durable car paint type finish.

Members asked about lighting and CCTV, the officer stated that the installation would not be lit but would be covered by the CCTV at the station.

RESOLVED that:-

Approve subject to conditions

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2.The development shall be carried out in accordance with the following drawings and supporting documents:

- a. Location plan
- b. Location plan based on aerial photograph
- c. Further location plan
- d. Drawing GA1 by Simmonds Studio
- e. Specification provide in the email dated 06May 2016

Reason: For clarity and to ensure implementation in accordance with the approved plans.

REASONS FOR APPROVAL: The proposal will help to create a strong sense of place at the Railway station by strengthening the townscape through the use of public art

14. Close of Meeting

The meeting closed at 8.50 pm.