

**Development Control Committee****Tuesday 12 November 2013****7.00pm in The Council Chamber, The Cube, Corby**

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**Present:** Councillor – Latta (Chair)

Councillors Addison, Beeby, Goult, Petch, Heggs, Riley, &amp; P Beattie

**22. Apologies for Absence**

Apologies for absence were received from Councillors Brown, Butcher & Sims. Councillors Eyles & Noble substituted.

**23. 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. No such declarations were made.

**24. Minutes of the Previous Meeting**

Members were asked to confirm the minutes of the meeting held on 15 October 2013 as a correct record.

**RESOLVED that:-**

The minutes of the meeting held on 15 October 2013 be agreed as a correct record.

**25. Applications for Planning Permission****25.1 13/00242/OUT Outline application for up to 96 dwellings at the Former Beanfield School site, Glastonbury Road, Corby.**

The Planning Officer presented a report on an application seeking outline planning permission for up to 96 dwellings and associated works. There had been a previous application on the site but this had been disposed as the application had never been determined.

All relevant policies had been considered and consultation had taken place with NCC, Waste & Minerals Planning Authority Policy, Housing Strategy, Natural England, Landlord Services, Northamptonshire Police, Nth Northamptonshire Design Action Manager, Environment Agency, Sport England, Anglian Water, NNJPU, Wildlife Trust, Culture & Leisure, Highways Authority and Environmental Services.

Neighbour notifications had been sent out and an advert had been placed in the Evening Telegraph, any comments received were contained within the officer's report.

The site was previously developed land located in a residential area and therefore the principle of re-using the site for housing was supported by planning policy.

The provision of a single access to the site had been raised by local residents and ward members. There were practical difficulties in providing an alternative access as the site was bound by pedestrian only access routes, housing and schools.

The application had been assessed by the Highway Authority and it was considered that the single access point that had formerly served the school would be acceptable in terms of highway safety.

The number of dwellings proposed did have potential impact due to the scale of the development and requests for contributions for improvement works to junctions at Beanfield Avenue/Cottingham Road and Beanfield Avenue/Jubilee Avenue had been made by the Highway Authority.

The application was outline and so the housing types were indicative, however the Planning, Design and Access Statement details the type of housing proposed.

The S106 Agreement would incorporate the usual heads of terms including:

- Education contribution
- Off site play equipment contribution
- Community facility contribution
- Affordable housing
- Highway contribution
- Water Cycle Strategy

Internal and external discussions are still ongoing in regards to some of the heads of terms which also requires input from legal department.

Councillor Brown spoke on behalf of Mrs Parsons (speaking on behalf of residents) – issues were raised regarding emergency services access, the access was not wide enough. Mrs Parson's daughter lives on Lulworth Walk and she would be overlooked by new properties.

The volume of traffic on Glastonbury Road, Mrs Parsons had three vehicles which use the layby, would this layby remain. The local schools would struggle and there would be extra pressure on the local doctors and dentists etc.

Councillor Butcher addressed Committee as Ward Councillor; photographs had been handed to Committee showing parking etc. along Glastonbury Road. Councillor Butcher was concerned about removal of trees at the entrance to the site, she asked if the developers would take a realistic look at the entrance, housing was needed but why could there not be an exit out by Knights Lodge. The road from the site and then onto Beanfield Avenue and the Cottingham Road was very busy especially at certain times of the day and all this needed to be considered.

Officers explained that that there would be widening of the access into the site and that the Highway Authority is satisfied that the single access into the site is acceptable to accommodate the level of development proposed. Officers also explained that the tree at the entrance of the site would not be affected as a result of the proposed development.

In regards to pressure on local schools Officers confirmed that a contribution towards education has been sought through the S106 Agreement. The contribution collected for this will then be utilised within the area to provide additional school places.

Members enquired about affordable housing and that Government had raised the need for more bungalows for the elderly, it was felt that there should be some bungalows on the site if it went ahead.

**RESOLVED that:-**

The application be deferred for further information.

**25.2 13/00241/OUT      Demolition of existing buildings and development of up to 90 Dwellings with associated access, open space, play area and landscaping – former Kingswood Upper School, Gainsborough Road, Corby.**

The Planning Officer presented a report for an outline application for demolition of the existing school buildings and redevelopment of the site to provide 90 residential dwellings together with associated access, open space, play area and landscaping.

Relevant policies had been considered and consultation had taken place with NCC Principal Project Officer, Anglian Water, Crime Prevention Design Advisor, Highways, Environment Agency, Natural England, Wildlife Trust, Ramblers, Sport England and County Archaeology. Relevant site notices, press advertisements and neighbour notification had been issued and all comments were contained within the report.

The site was in a predominantly residential area and so the principle of development was not in question. The indicative proposal utilised a revised existing entrance from Gainsborough

Road which looped round with secondary roads branching from the main road to provide access to dwellings.

The layout was designed to facilitate the majority of the properties facing onto the streets with private gardens enclosed by built form. The indicative mix included bungalows and smaller dwellings located along the southern boundary to minimise impact on the residents of Norway Close in addition to the existing row of conifers which maintained privacy.

Internal and external discussions are still ongoing in regards to some of the heads of terms of the S106 Agreement which also requires input from legal department.

It was concluded was in accordance with the principles of sustainable development whilst the form would enhance the character and appearance of the local environment, maintaining highway safety and making optimum use of previously developed land in accordance with National Planning Policy Framework.

**RESOLVED that:-**

Approval, subject to the signing of a S106 Agreement on the basis of the Heads of Terms shown in the report and the following conditions:

1. The development to which this permission relates shall have begun not later than whichever is later of the following dates:
  - a) Three years from the date of this permission, or
  - b) Two years from the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990.

2. No development shall commence on site until detailed drawings showing the exact appearance, landscaping, layout and scale of the site have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To comply with the Town and Country Planning (General Development Procedure) Order 1995 as this is a planning permission in outline only.

3. This approval relates to the following plan by Corstorphine & Wright in respect to access:
  - Drawing No. 0002 Revision B

**Reason:** For the avoidance of doubt and in the interest of proper planning.

4. An application for the approval of reserved matters incorporating the details referred to in condition 1 above must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990.

5. The detailed landscaping plans submitted as reserved matters shall include:
  - a) Treatment proposed for all ground surfaces
  - b) Proposals for all tree and shrub planting, including the size and species of each tree or shrub to be provided. Proposals for the seeding or turfing of "soft" landscaped areas.
  - c) A programme for the implementation of the scheme. All planting, seeding, hard or soft surfacing or other works comprised in such landscaping scheme as may be approved shall be carried out in accordance with the programme incorporated in the scheme. All planted material shall be maintained so that any trees or plants which are removed die or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Development shall be undertaken in strict accordance with the approved scheme.

**Reason:** To ensure that the site is adequately landscaped to safeguard the appearance of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and 'Saved' Policy P1(E) of the Corby Borough Local Plan.

6. Prior to the commencement of development the following information shall be submitted and agreed in writing by the Local Planning Authority:
- a) A programme for the phasing, construction and surfacing of all roads, footpaths/cycleways (including provision of shared-use footpath/cycleway from the proposed entrance at the south-east corner of the site north along the western side of Gainsborough Road and provision of bus shelters).
  - b) Details of:
    - Proposed vehicle and pedestrian visibility splays
    - Hard surfacing materials
    - Means of drainage
    - Kerbing, surfacing and restoration works specifications
    - Street lighting

All roads shall be constructed to achieve a maximum gradient of 1:15 and minimum gradient of 1:100. All development shall be undertaken in strict accordance with the approved scheme.

**Reason:** In the interest of highway safety and convenience in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the first occupation of the first dwelling a detailed Travel Plan shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan may be amended from time to time with the prior approval of the Local Planning Authority. The mitigation measures identified shall be implemented to accord with the approved Travel Plan.

**Reason:** To ensure that the development takes place in accordance with the principles of sustainability by reducing the use of the private motor car in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. Prior to commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and gain the written approval in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for hours of working and measures to control noise, dust and mud on the road. The Plan should also include a waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works. 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.

**Reason:** In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% annual exceedance probability will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

**Reason:** To prevent flooding, pollution and detriment to public amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. To accompany the first submission of the reserved matters a management plan and maintenance schedules for the balancing pond, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented and undertaken in accordance with the approved document unless otherwise agreed in writing in advance with the Local Planning Authority.

**Reason:** In the interests of visual amenity and conservation and to comply with Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall commence on site until details of all materials to be used externally in the construction of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

**Reason:** To ensure a satisfactory external appearance and grouping of materials in accordance with 'Saved' Policy P1 (E) of the Corby Borough Local Plan.

12. Building operations shall not be commenced until a plan indicating the positions, design, materials and type of walls, fences and other means of enclosure to be erected within and on the boundary of the site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the buildings are occupied.

**Reason:** To safeguard the appearance of the area in accordance with 'Saved' Policy P1 (E) of the Corby Borough Local Plan.

13. The approved remediation strategy detailed in the Soiltechnics Report STK2440A-G01 rev ) dated May 2013 shall be carried out in accordance with the approved details 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 validation 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.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with guidance within the National Planning Policy Framework and contaminated land guidance from DEFRA.

14. If during the course of the proposed development, contamination not previously identified is found to be present within the site, no further development shall be carried out until the developer has submitted to and obtained from the Local Planning Authority, written approval of a method statement detailing how the unsuspected contamination will be dealt with.

**Reason:** To mitigate any possible land contamination in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

15. The development hereby approved shall be undertaken in accordance with the recommendations and conclusions of the Ecological Assessment submitted by BSG Ecology dated 9<sup>th</sup> August 2013, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure the development will have no serious adverse effect on nature conservation or environmental interests in accordance with Policy 13 of the North Northamptonshire Core spatial Strategy and 'Saved' Policy P8(E) of the Corby Borough Local Plan.

16. Prior to any development taking place, the precise detail of the equipment to be installed in the proposed Local Equipped Area for Play (LEAP) shall be agreed with the Local Planning Authority. This LEAP shall be constructed in accordance with the agreed details concurrently with the development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the development has adequate play provision in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

17. Before any equipment, machinery or materials are brought onto site, details of fencing to be erected around the root protection areas of the trees to be retained as identified within the submitted RGS Tree Survey Report dated January 2013 shall be submitted for the written approval of the Local Planning Authority. The approved fencing shall be retained until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

**Reason:** To prevent damage to the trees in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

18. The trees and/or groups of trees identified within appendix 2 of the submitted RGS Tree Survey Report dated January 2013 as grades A or B shall be retained for the lifetime of the trees. No works shall be undertaken to these trees without the prior written consent of the Local Planning Authority unless a management plan covering these trees/groups of trees has been submitted to and approved in writing in advance by the Local Planning Authority.

**Reason:** To prevent damage or removal of the trees in the interests of visual amenity and ecological value in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

19. To accompany the first submission of the reserved matters application a detailed lighting strategy for the development shall be submitted for the written approval of the Local Planning Authority. The strategy shall include measures to mitigate the lighting impact on residential amenity of the new occupiers from the adjacent flood lit pitch. The development shall be implemented in accordance with the lighting strategy and thereafter maintained.

**Reason:** In the interests of residential amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

20. No development shall take part in the eastern and southern parts of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved scheme.

**Reason:** To allow investigations to be made, in an area where remains of considerable archaeological interest may exist in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

21. The development hereby approved shall be undertaken in accordance with the recommendations and conclusions of the Noise Assessment submitted by Peter Brett Associates dated April 2013, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interest of residential amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

#### **Notes to Applicant**

1. It is advised prior to the submission of a reserved matters application that the Crime Prevention Design Advisor is consulted to help match the crime prevention measures to the actual, as well as the perceived crime risk for the area. If you require any further advice please contact the Crime Prevention Design Advisor on Tel: 03000 111 222.
2. The foul flows from the development can be accommodated within the foul sewerage network system that at present has adequate capacity. If the developer wishes to connect the Anglian Water Sewerage Network they should serve notice under section 106 of the Water Industry Act 1991.
3. Any reserved matters application should be consistent with the details of the Design and Access Statement submitted in support of this application.

4. Any reserved matters application should clearly illustrate provision of bin storage within the curtilage of dwellings.

**Reasons for Approval:**

Having regard to the existing pattern of development in the area and the relevant provisions of local, regional and national policies, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development would be of a size and scale which will not materially harm the character or appearance of the area, whilst preserving the amenity of neighbouring residents. The mitigation within the S106 Agreement is also considered acceptable. Furthermore the development will accord with the principles of sustainable development and as such the application meets in accordance with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and 'Saved' Policy P1 (E) of the Corby Borough Local Plan.

26. **Close of Meeting 7.45pm.**