

# Development Control Committee

Tuesday 15 May 2018

7.00 pm in The Council Chamber, The Cube, Corby

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**Present:** Councillor Latta – Chair

Councillors Dady, Cassidy, Ferguson, Riley, Addison, Rutt, Eyles & Watt

## 47. Apologies for Absence

Apologies for absence were received from Councillors Petch, Brown, Reay & Sims.

## 48. 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 a personal, prejudicial interest in item 18/00024/DPA Land off Kirby Road, Gretton.

## 49. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 17 April 2018, copies of which had been circulated.

### **RESOLVED that:-**

The minutes of the meeting of the Development Control Committee held on 17 April 2018, copies of which had been circulated to Members, be agreed as a correct record.

## 50. Planning Applications

### **50.1 17/00702/DPA      **Erection of 66 two bedroom apartments, 598sqm of retail with use Classes A1-A5, 435sqm community hall, associated car parking Spaces and all associated works at Little Stanion.****

The Planning Officer explained that a submission made by the Vice Chair of Stanion Parish Council in February had been misunderstood, officers thought the Parish Council were in favour when in fact they were objecting to the three applications.

A report was presented to Committee on an application seeking consent for the completion of a new village centre, comprising of 66 two bedroom apartments 598sqm of retail space, 435sqm for a community hall and associated infrastructure and car parking.

The planning application had been brought forward by Silent Pride following agreement of a modified S106a with the Administrator linked to an original permission. As a detailed Planning Application it stood independently to the previous scheme, the previous extant and partially delivered approval was a material consideration.

Two further applications had been submitted with the intention of completing the Little Stanion New Village development.

Relevant policies had been considered, consultation had taken place with the applicant and both the Local Planning Authority and the Highways Authority as well as a wider public consultation exercise, this refined the proposals and led to a number of amendments.

CBC Environmental Protection Services had no objection and CBC Culture & Leisure had no objection. External consultees included the Environment Agency, Northants Police, NCC Archaeology, NCC Ecology, NCC Highways, NCC Key Services, Stanion Parish Council and Little Stanion Village Association all comments were contained within the report.

Relevant notices had been erected and neighbour notification letters had been sent out, a list of relevant planning concerns were listed in the report.

The principle of development was to complete the village centre of Little Stanion efficient use was being made of a brown field site that had the benefit of extant permission for a similar scheme.

It was concluded that the proposal would deliver a new village centre commensurate with the vision and objectives originally set out for Little Stanion. The reasons set out in the officers

report considered that the proposals were in accordance with the provision of the NPPF as well as adopted policy position. It was therefore proposed that the application be approved subject to the conditions below.

Cllr Neville – Stanion Parish Council & Little Stanion Village Association– attended the meeting and addressed Committee, she explained that the Parish Council were not happy with the siting of the Community Hall it would have been better near the lake so that it freed up parking for the school and shops, the area would be crowded, there were too many shops which either would not be filled or might become empty, the blocks of flats were unsightly and there was concern that there was a possible direct line of view into the school playground.

Mr Kilham attended the meeting and addressed Committee, he was a local resident and was concerned about the amount of traffic, the area was already experiencing difficulties at school times, the one way traffic around units would become difficult when deliveries were taking place and there was a bus stop in the system, finally Mr Kilham was concerned about flats overlooking the school playground.

Mr Nash attended the meeting and addressed Committee, he raised concerns about the fact that things had not been delivered on the previously approved plans and now there were changes to the subsequent approved plans. There had been a failure to produce the football pitch, a 1 acre site had been promised for the Community Centre another promise broken, there had been a 50% increase in flats with the 99 plus application but no facilities and no adequate community facilities and nowhere for the teenagers.

Mr Flatman was the agent for the applicant and addressed Committee; he stated he was familiar with the problems and the framework provided 3 elements. The applicant and officers had worked hard to ensure the village centre complimented the school, the applications had not started with a blank sheet there was the legacy of an incomplete site.

Overlooking had been avoided, parking had been improved, the retail allowed for a wide range of services, the Community Centre was larger than required, there was an enhanced school drop off point, highway impact was ok, one way would make the area easier to navigate, there would be traffic calming measures in place.

It was hoped to get a lot of the work done over the summer holidays so as not to impact on school too much. Mr Flat said there had only been ten objections to the application and respectfully requested approval.

Members were concerned about the parking around the one way system these concerns included difficulty parking when deliveries were being made and people parking half on the road and kerb, Members were also concerned about emergency services getting through, the officer assured Members that the width of the road had been over engineered to accommodate large vehicles.

The officer explained that there was only so much that could be conditioned and the Parish Council could have a role in enforcement or highways could put in place any parking restrictions.

#### **RESOLVED that:-**

#### **1. Approve subject to the following conditions:**

##### **1. Full planning permission**

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

##### **2. List of Approved Plans and Drawings**

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- P001 (Red Edged Village Centre Location Plan)

- P101 Rev D (Village Centre Site Layout)
- J156B – 152 Rev D (Proposed Road Markings)
- P101 (Village Centre with Topo Survey)
- P110 (Proposed External Stores)
- P200 and P201 (Block A Proposed Floorplans and Elevations)
- P300, P301, P302 (Block B Proposed Floorplans and Elevations)
- P400, P401, P402, P403, P404 (Block C Proposed Floorplans and Elevations)
- P500, P501, P502, P503 (Block D Proposed Floor Plans and Elevations)
- P600, P601 (Block E/Village Hall Proposed Floor Plans and Elevations)
- J156B – 151 Rev B Proposed Levels

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **3. Construction Transport Management Plan**

No development shall take place including any works of demolition until a Construction Transport Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

### **4. Accordance with Flood Risk Assessment**

No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

### **5. Accordance with Drainage Strategy**

No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To ensure a suitable relationship with the water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

### **6. Accordance with Ecology Report**

No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart Garratt, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

## 7. Retail Mix

The retail units hereby approved shall benefit from the following uses:

- **Unit 1** - use classes A1 (shops), (A2) financial and professional, (A3) restaurant and café, (A4) drinking establishment
- **Unit 2** - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)
- **Unit 3** - use class A1 (shops)
- **Unit 4** - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and cafe), and A5 (Hot Food Take-Away)

**Reason:** To ensure an appropriate mix of retail is provided within the village and to ensure against any detrimental impact associated with an over-supply of any one type in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 8. Phasing Plan

The development shall not proceed except in accordance with the agreed Phasing Sequence Plan P104.

**Reason:** To ensure that the development is satisfactorily phased and co-ordinated.

## 9. Bat and Bird Boxes

No occupation shall commence until a scheme detailing the range and positioning of bat and bird nesting boxes has been submitted to and approved in writing by the local planning authority. The boxes shall be installed as approved prior to the completion of the development and thereafter retained in perpetuity.

**Reason:** To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

## 10. Boundary Treatments

Prior to the commencement of development the details of the boundary treatments (including details of the fences, gates, bollards and turnstiles) shall be submitted to and approved in writing by the Local Planning Authority. This should include a copy of the supplier's technical instructions, showing the type of fence panels and posts being proposed, and the style and locking mechanisms for the gates and turnstiles. The approved details shall be implemented and retained thereafter.

**Reason:** To ensure that the site is satisfactorily secured, and to ensure against detrimental impact on residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 11. Submission and Approval of Landscaping Scheme

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, to ensure its appearance is satisfactory, and to ensure against detrimental impact on residential amenity in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

## 12. Foul Water Drainage Strategy

No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details hereby approved. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

**Reason:** To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

## 13. CCTV

A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. No part of the development hereby permitted shall be occupied before the scheme is carried out as approved.

**Reason:** To design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 14. Details of Extract/Ventilation System

No building works which comprise the erection of a building shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish for Retail Units 1, 2 and 4 have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

**Reason:** These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment. The details are needed prior to the start of work so that measures can be incorporated into the build. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 15. Odour Management Plan

No use under Classes A3, A4 or A5 within Retail Units 1, 2 and 4 hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved odour management plan shall be complied with throughout the duration of the use.

**Reason:** To safeguard the amenity of nearby premises and the area generally in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 16. External Lighting

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

**Reason:** In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 17. Fire Hydrants

No occupation shall take place until the approved scheme for provision of fire hydrants (as shown on Site Layout P101 Rev A) has been implemented in full. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable and retained thereafter.

**Reason:** To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the requirements of Policy 10 of the North Northamptonshire Joint Core Strategy.

## 18. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the following requirements:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Where remediation is necessary, all works associated with the permission must cease and a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority before works can re-commence. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which 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. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

## 19. Travel Plans – Submitted

The Approved Travel Plan (J156 Travel Plan Rev 4) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

**Reason:** To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## 20. Submission of engineering, construction and drainage plans for off-site works

Prior to the commencement of the development full engineering, construction and drainage plans for the off-site works along with an RSA 1 and 2 Quality Audit shall be submitted and approved in writing by the LHA.

**Reason:** To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

## 21. Layout and Tracking Plans

Prior to commencement of the development layout and tracking plans shall be submitted and approved in writing by the local planning authority covering the following elements and thereafter constructed in accordance with the approved layout.

- a) the minimum carriageway widths shall be 5.5m for a standard road, 6.5m for a bus route and 3.7m for a one-way lane, no change of standard along the road is permissible (including at turning heads), other than widening at bends or until a junction is formed.
- b) all of the public roads shall be tracked by the largest vehicle likely to access them, usually this is the LHA specified refuse truck, opposed by a large family car.
- c) the shared private drives shall be accessed via a vehicle access crossing of the highway and shall be no less than 4.5m wide (5.5m between solid side boundaries), tracking of the private refuse truck entering and exiting the site in a forward gear, and the turning manoeuvre is required.
- d) Footways should be a minimum of 2m wide, those within visibility splays at junctions and forward visibility envelopes around bends must be set back so that the rear edge restraint (edging kerb) is on the line of the splay or envelope.
- e) The rear of the footway or highway boundary should be physically marked with a concrete back edging, even where the surface material continues in order to demarcate the private realm.
- f) Spine roads within a proposed development (30mph) shall have forward visibility at bends of 43m.
- g) Pedestrian visibility of 2m x 2m is required at either edge of all private accesses along the highway boundary (no obstructions over 600mm in height within this splay) contained entirely within land in the control of the developer.
- h) Vehicular junction / access visibility requirements are 2.4 x 43m to the nearside kerb.
- i) All private accesses and new junctions are to meet the public highway at 90 degrees (private access for a minimum distance of 5.5m (or the length of the largest vehicle likely to use the access) beyond the highway boundary.
- j) No private trees are permitted within 2.5m of the public highway.
- k) No SUDS within the public highway
- l) Any SUDS with infiltration of water (including soakaways) are to be located a minimum of 5m from the public highway
- m) Any private storage of water is to be a minimum of 2m from the public highway and potentially further dependant on depth (storage of adopted drainage allowable under the highway (not kerb lines etc.) such as oversized pipes and large concrete box culverts).
- n) Where highway water enters a private system discharge rights are to be secured and a way-leave will be required to the outfall
- o) A minimum offset of 1m is required between structures / buildings and the rear of the highway boundary.
- p) No overhanging of the highway by structures is permissible.
- q) Boundary walls can be located adjacent to the public highway (clear of any visibility

requirements).

**Reason:** To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

## 22. Private Streets

In the event of any of the streets associated with the residential element of this proposed development not being proposed for adoption as public highway, the following conditions apply;

- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
- b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;
- c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
- d) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

**Reason:** To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

## 23. EV Charging Points

No building or use hereby permitted shall be occupied or the use commenced until a scheme detailing the location and specification of EV charging points within the car ark areas serving the residential apartments is submitted to and been approved in writing by the local planning authority. The approved EV charging point scheme shall then be implemented and retained thereafter.

**Reason:** To support sustainable transport objectives in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

### Informatives:

#### *Human Rights Act 1998*

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

#### *Section 17 of the Crime and Disorder Act 1998*

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

**50.2 17/00703/OUT      Erection of at 99 dwellings, landscaping and all associated works (reserved matters) at Little Stanion**

Officers requested withdrawal to a future meeting due to items that required more consideration, a full report would be available in due course.

**50.3 17/00701/DPA Completion of Public Open Space Works, landscaping and Installation of play equipment and all associated works At Little Stanion**

The Planning Officer explained that a submission made by the Vice Chair of Stanion Parish Council in February had been misunderstood; officers thought the Parish Council were in favour when in fact they were objecting to the three applications.

The application sought consent for the completion of Public Open Space works, landscaping and installation of play equipment and all associated works at Little Stanion, Corby.

Relevant policies had been considered and there had been a considerable amount of pre-submission consultation with the LPA and Highway Authority as well as the wider public consultation exercise.

Consultation had taken place with CBC Environmental Protection and CBC Culture & Leisure, there were no objections received, other consultees included Environment Agency, Northamptonshire Police, NCC Archaeology, NCC Ecology, NCC Highways, Stanion Parish Council and Little Stanion Village Association, comments were contained within the officers report.

Relevant notifications were posted and neighbour notifications sent, only five objections were received.

There had been a revised scheme on land previously granted outline permission in 2006, there had been no changes to the national or local policies in the interim, as such the proposals were considered to be acceptable in principle.

However not everything would be delivered, the original Masterplan indicated a sports field, this would not be possible due to the fact some of the land proposed was not in the ownership of the applicant and there were no other suitable locations within the site. The delivery of the MUGA would allow for sports to take place within Little Stanion, this was considered to be an acceptable compromise.

It was concluded the proposal would deliver an area of open space commensurate with the vision and objectives originally set out for the new village of Little Stanion. The reasons set out in the report considered that the proposals were in accordance with the provision of the NPPF as well as adopted policy position. It was proposed that the application should be approved subject to the following conditions.

Cllr Neville addressed the Committee raising concerns that the football pitch had been lost meaning there was no changing facilities and no way of holding competition football, juveniles would have nothing to occupy them.

Mr Nash addressed Committee saying people would have preferred the Community Hall nearer the lake and there had been alternative provision behind the school for a pitch but then it was top meadow and now not at all. How the residents could be told one thing then say something else, how could you underestimate by 50%. If the Community Centre had been in the right place the village would have been able to hold fetes etc without having to hire in toilets etc. Could this not be accommodated by moving some of the housing, has this been re-assessed, could the residents not have the land back, there was also the possibility of TATA building 125 homes on other land, the teenagers needed space but there was nothing to keep them occupied.

Mr Flatman addressed Committee explaining that the application was to complete the Public Open Space, the S106 for this had been approved in August 2016, if passed then the landscaping, bins, play areas etc would be put in place. Once the play areas were in place the applicant would not be responsible for them, open space must be completed, the design of the play areas had been agreed and an outdoor gym would be installed.

The MUGA had been moved to provide more space and some landscaping would be installed to minimise noise along with the rebound fencing. There had only been four objections to this application, Little Stanion would become a respected area and again Mr Flatman respectfully requested that the Committee pass the application.

Members asked about the 3<sup>rd</sup> party discussion but the officer explained that he had not been party to this. The Legal Officer pointed out that CBC was not part of those discussions but that the Agent did mention that the 3<sup>rd</sup> party reneged on this.

Members suggested that the woodland area where the football pitch was to have been was plantation however, Chair suggested that this was not the case. Members asked if there was the possibility that anything could be put in the application that had been withdrawn, both the Legal Officer and the Planning Manager recognised the sentiment but explained that Members needed to concentrate on the application currently in front of them.

**RESOLVED that:-**

**Approve subject to the following conditions:**

**1. Full planning permission**

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2. List of Approved Plans and Drawings**

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- D17-2405 Red Edged Ordnance Survey Site Location Plan
- D17-2404 POS Area Site Plan V4 submitted 27/04/2018
- M17-2406 New Masterplan for Little Stanion Rev 5 submitted 27/04/2018
- D17-062 Landscape Masterplan V10 submitted 27/04/2018
- D17-2219 Details Landscape Design Plan V6 submitted 27/04/2018
- 17-1220 Landscape Statement
- 17-2367 Landscape Management Plan
- D17-2401 Play Area Cross Sections Rev 4 submitted 18/04/2018
- 6020-046 Turnstile
- 6020-086 Junior Comet-Chequer Deck
- 6060-058 Holly Hedgehog
- 6060-076 Streetboard
- DRAKE09 – 900 Drake
- LSW18 – 1.8m Log Swing (Cradle)
- LSW24 – 2.4m Log Swing (Flat Seats)
- LSW24BN – Birds Nest Swing
- PICUS6SS – Pick Up Sticks Six (SS Slide)
- 6020-071 Rock N Roll Roundabout
- 6060-057 Freddie Frog
- MARC006 – 600 Young Explorer Marco Polo
- 6020-063 Double Zig Zag Twister
- 6020-088 Toddler Commet – Chequer Deck
- 6060-066 Rock N Roll
- 6060-075 Long Skateboard
- 6070-054-454 – Talking Flowers

- RALEE196-600-00 Raleigh
- Kickabout Area Fencing Details
- Square Closed Goal Module
- CW06 Leg Press
- CW08 Skier
- CW12 Air Walker
- CW15 Body Twist
- CW23 Arm Bike
- CW36 Stepper
- CW57 LatPull-ChestPress combi

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **3. Construction Transport Management Plan**

No development shall take place including any works of demolition until a Construction Transport Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

### **4. Accordance with Flood Risk Assessment**

No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

### **5. Accordance with Drainage Strategy**

No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To ensure a suitable relationship with the water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

### **6. Accordance with Ecology Report**

No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart Garratt, 2017), which shall be implemented in full and retained thereafter.

**Reason:** To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

### **7. Materials to be used on MUGA**

The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27<sup>th</sup> April 2018 and utilising the Wicksteed Wildcats acoustically dampened fencing.

**Reason:** In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

**Informatives:**

*Human Rights Act 1998*

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

*Section 17 of the Crime and Disorder Act 1998*

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

**50.4 17/00663/DPA                      Erection of 150 residential units, car parking, new landscaping and associated works at Land off Station Road, Corby**

The officers report detailed an application for erection of 150 residential units, car parking, new landscaping and associated works. The development of three blocks would be Private Rented Stock (PRS) and the first of its kind in the County. The development would be retained for 15 years for rental.

The PRS was in the form of housing provision with rental levels aimed at slightly above housing association rental levels. The scheme and funding only worked if all units were occupied and generating rental income, a PRS scheme sought to provide secure tenure for residents with long term leases.

Relevant Policies had been considered, consultation had taken place with Highways Authority, Lead Flood Authority, CBC Housing Manager, NCC Ecology, CBC Environmental Health, CBC Landlord Services Manager, NCC Development Manager and North Northants JPDU, Network Rail, Environment Agency, Anglian Water, Crime Prevention Design Advisor and Fire Protection Officer, all comments were contained within the officers report.

A site notice had been displayed, an advertisement taken out in the Evening Telegraph and neighbour notification letters had been sent, all representations were within the officer's report.

For the reasons outlined in the officer's report it was considered that the proposal represented an appropriate form of development in this location. It was considered that the new dwellings would be appropriate and not harm the setting or character of the surrounding area. It was also considered that the proposal would not cause harm to the amenity of nearby residents and the highways impacts had been mitigated.

The LPA had engaged Chris White to undertake a viability study for the Authority, and it was Mr White's opinion that in principal the proposal was in the sustainable core of the town. Treated on its own merits the proposal was:

- in a central location for transport
- demand for parking was considered low as there was usually a low level of car ownership
- regeneration of the site

Design and amenity needed to be considered in the round, the demographic of the residents usually meant car ownership was low. The applicant had agreed to a s106 of £200k but no contribution to affordable housing.

Mr Rashid attending the meeting and addressed Committee, he said the application was for 150 homes, all private rent none for sale, this would bring derelict land back in to use and promote the area, the car parking exceeded that for other flats in Corby and the train station and bus stop were close by. These new homes were aimed at Corby and were competitively priced at what local people could afford, they would be professionally managed and an alternative to buy to let.

Mr Rashid explained this was a challenging site to fund but pension funds were investing in the build, the s106 meant that the PRS had to remain PRS for 15 years the application was supported by the LPA and met the Governments push for alternative forms of tenure in the housing market.

Members commented that it was 'brave' to advise on the rental cost of the units and would like to see that this is adhered to, also could officers confirm that there would be no land used outside of the red line planning area.

The planning officer said that there had been considerable discussion on rents, this build would be done quickly and relied on long term investment and the rents were about right for Corby.

Chris White advised that he had run the rent model at 2% and 9% this still made this build unviable.

Members asked if the rent figures could be deleted and the build be described as affordable, the officer commented that the units had to be rented and the viability assessment could not be controlled.

Members also commented on the fact there was no affordable housing contribution, would prefer it was aimed at all ages not just young professionals; others might want to live there. There was also concern expressed about the design of corridors, was there anything about design for exits to outside.

The planning officer explained that Policy 30 had a caveat on viability but there would still be contributions towards schools, library and fire hydrants.

Members then commented on the parking, was this lightly to attract people from elsewhere, the officer advised that the units were not just for local population, the parking would be private, car share would be promoted, electric charging points would be available and there would be space for 245 cycles.

Members questioned the fact there was no tracking for a fire tender or refuse truck, the officer informed Committee that the buildings could all be reached from the road around the outside of the blocks and the company would manage the refuse collection.

Members asked if there was an options to withdraw from the tenancy during the 3 year period, Mr Rashid was asked to respond by Chair, he said that there would be an option to withdraw if required by the tenant.

**RESOLVED that:-**

**permission be granted subject to the conditions outlined below and the satisfactory completion of a Section 106 Agreement based on the heads of terms as outlined below.**

And that delegated authority be given to the Head of Planning and Environment Services to agree the Section 106 Agreement relating to:

- the provision of contributions towards primary and secondary education, fire hydrants and library provision totalling £275,616;
- limiting the residential units as build to rent for a 15 years; and
- a viability assessment be undertaken to determine further obligations should residential units come forward as market sale properties before 15 years

**1 Full planning permission**

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## 2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- 17326-0200 Location Plan
- 17326-0201 Existing Site Plan
- 17326-0300 Revision P-05 Proposed Site Plan
- 17326-0310 Revision P-04 Ground Floor Plan
- 17326-0311 Revision P-02 First and Second Floor Plan
- 17326-0312 Revision P-02 Third Floor Plan
- 17326-0313 Revision P-02 Roof Plan
- 17326-0320 Revision P-02 Block A North and East Elevations
- 17326-0321 Revision P-02 Block A South and West Elevations
- 17326-0322 Revision P-02 Block B – C West Elevation
- 17326-0323 Revision P-02 Block B – C East and South Elevations
- 17326-0330 Revision P-02 Block A – Section A-A, Section B-B
- 17326-0331 Revision P-02 Block B – C Section C-C, Section D-D
- 17326-0340 Revision P-01 Block A – Elevation Study Typical Bay Elevation
- 17326-0341 Revision P-01 Block B – Elevation Study Typical Bay Elevation

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 3. Archaeological Programme of Works

No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) the statement of significance and research objectives
- b) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) the programme for post-excavation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

**Reason:** To ensure that archaeological remains and features are recorded prior to their destruction in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

## 4. Surface Water Drainage

- A) 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 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and retained thereafter. The scheme shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other control devices.
- iv) Full specification for any permeable paving.
- v) Details of the ownership and maintenance for every element of the surface water drainage system proposed (for the lifetime of the development and to include a maintenance schedule that sets out which assets need to be maintained, at what intervals and using what methods. The maintenance schedule to be accompanied by a site plan to include access points, easements and outfalls and operational areas.

**Reason:** to reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the North Northamptonshire Joint Core Strategy.

### **5. Foul Water Strategy**

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy and they shall be retained thereafter.

**Reason:** To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

### **6. Contaminated Land Verification Report**

Before occupation of the development all garden and landscaped areas shown on the approved plans shall have a capping layer of soil (top and/or sub soils) to a minimum depth of 600mm and this layer shall be separated from the soils below by a suitable geotextile membrane. A verification report that the required depth of cover has been achieved shall be submitted for approval and include a topographic survey or a visual inspection at numerous points across the site supported by photographic evidence. Details of the supplier and confirmation of the source(s) and total quantity of imported soil material must be stated in the verification report. The soil should be free from asbestos, metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils and otherwise comply with the requirements of BS 3882:2015 – Specification for topsoil and BS 8601:2013 – Specification for subsoil. Occupation of the development will only be permitted on approval of the verification report.

Informative:

Sampling and analysis will be required to demonstrate the chemical suitability of imported soils. Please note that analytical certificates submitted by the supplier of the soil material will not be acceptable; i.e. independent sampling and analysis must be carried out. The samples shall be analysed at an independent accredited laboratory for an analytical suite which should include as a minimum Metals, PAH (speciated), TPH fractions (speciated), soil organic matter content, and pH. A sampling frequency of 1 sample per 40m<sup>3</sup> is required where the soils are from a natural source. A minimum of 3 samples are required. For larger amounts of soil from a single source the sampling frequency can be reduced by agreement with an Authorised Officer of the Council.

**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 Policy 6 of the North Northamptonshire Joint Core Strategy.

### **7. Unexpected Contaminated Land**

In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

**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 Policy 6 of the North Northamptonshire Joint Core Strategy.

## **8. Travel Plan**

Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

**Reason:** In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **9. Vehicle to Vehicle Visibility**

Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **10. Vehicle to Pedestrian Visibility**

Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **11. Parking and Turning**

Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **12. Submission and Approval of Landscaping Scheme**

No building or use hereby permitted shall be occupied or the use commenced until there has

been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

### **13. Construction Traffic Management Plan**

Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements:

- Detailed work programme / timetable.
- Site HGV delivery / removal hours to be limited to between 10:00 – 16:00
- Detailed routeing for demolition, excavation, construction and abnormal loads.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- Breakdown of number, type, size and weight of vehicles over demolition & construction period.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
- Public liaison position, name, contact details and details of public consultation/liaison.
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- Details of temporary construction accesses and their remediation post project.
- Provision for emergency vehicles.

### **14. Submission of samples before specified elements started**

Samples of the materials to be used in the construction of the dwellings, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

**Reason:** In order that the external appearance of the building is satisfactory and its relationship with the Conservation Areas appropriate, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **15. Cycle and Bin Storage**

Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

**Reason:** To ensure the provision and availability of adequate cycle parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

### **16. Sustainability Measures**

Notwithstanding the submitted Sustainability Checklist, the construction of the dwellings hereby permitted shall not commence until details of what measures are to be incorporated into their design to ensure high standards of resource and energy efficiency and a reduction in carbon emissions has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be incorporated within the construction of the dwellings hereby approved.

**Reason:** To ensure the scheme delivers sustainable buildings in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

### **17. No Further Windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any units as hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

**Reason:** To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **Reasons for Approval:**

Subject to the conditions the proposed development of 150 dwellings on land off Station Road, Corby is considered to represent a form of development which is of a suitable design and appearance that preserves the character and appearance of the street scene and the nearby conservation area, whilst safeguarding the living conditions of neighbouring residents and providing sufficient off-street parking in the interests of highway safety. The proposal is therefore considered to be in accordance with the requirements of Policies 1, 3, 8 and 15 of the North Northamptonshire Joint Core Strategy, paragraphs 14 and 17 and Sections 6 and 7 of the National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

### **Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**50.5 18/00024/DPA          Erection of 10 Dwellings with garaging, demolition and reinstatement of roadside wall and creation of new access at Land off Kirby Road, Gretton**

The application site was situated on the east side of Kirby Road towards the north of Gretton Village.

The proposal sought permission for the erection of 10 residential properties, the height of the buildings would accord with the existing surrounding housing, the exact detail of the materials was still to be agreed.

Relevant policies had been taken into account and consultation had taken place with Highways Authority, Lead Flood Authority, NCC Archaeology, NCC Ecology, CBC Environmental Health, CBC Tree Officer, CBC Policy, Conservation Officer, NCC Education, Northants Fire & Rescue Service, Gretton Parish Council, Environment Agency and Anglian Water, all comments were contained within the officers report.

Relevant notices had been posted, an advertisement had been placed in the Evening Telegraph and neighbour notification letters sent out, 32 representations had been received; all relevant planning concerns were in the officer's report.

Policy 30 (d) set a threshold for the provision of affordable housing for development proposals which included 11 or more dwellings elsewhere OR where the gross floor area (GFA) exceeds 1000sqm. As the development was for 10 dwellings it would not normally require an affordable housing contribution however the floorspace was 1,315sqm and so exceeded the secondary threshold. The site was in a rural area and so the provision was for 40% affordable dwellings on the development.

There were a series listed buildings some distance to the north of the site and Paragraph 132 of the NPPF stated that:

*“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation”.*

In relation to the impact on the conservation area the applicant's consultant concluded that the character would be preserved.

In conclusion it was considered that the proposal represented an appropriate form of development, it was considered the new dwellings would be appropriate in their context and not harm the character or setting of the listed buildings or surrounding conservation area. It was considered that the proposal would not cause harm to the amenity of nearby residents.

Cllr Royle of Gretton Parish Council addressed the Committee and raised concerns about parking standards as the garages to the properties could not be considered as a parking space, the Parish Council were concerned that a shortfall of parking would bring the parking out on to Kirby Road.

Cllr Royle commented that the trees from the pocket park overhung, if they had to be trimmed this would affect the conservation area, there would be additional school places needed in an already overcrowded school and put pressure on the foul water drainage, the Parish Council required that the services provided by Anglian Water were fit for purpose, there had been considerable development in the village over the last 30 years but Anglian Water have not responded to concerns. Cllr Royle respectfully requested that the Committee refuse the application.

Mr Flood, agent for the application addressed Committee stating the NPPF encouraged the applicant and officers to work together, this had resulted in two rounds of pre application talks. Gretton was a sustainable area and the applicant had offered to meet with the Parish Council but there had been no response.

Mr Flood said the officers had wanted to ensure the application fitted in with the conservation area and the applicant had owned the land for many years and it was felt that the proposed dwellings were appropriate for the setting. It had been clear that there was concern regarding the parking but what was proposed met the required standards, sustainable change did not

equal harm, the agent and applicant had worked hard with officers and had included 40% affordable housing.

Members asked about the trees that Cllr Royle had spoken about and the officer explained that there were no TPO's on the northern boundary but the trees were important as they were in the conservation area, the development had been moved from the boundary to protect the trees, a method statement had been requested and there was a condition to cover this.

**RESOLVED that:-**

**Resolution to Consent Subject to given the Head of Planning and Environmental Services for the signing of a S106 Legal Agreement to secure 40% affordable housing and subject to the following conditions:**

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

**Reason:** In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- I35 P001A Location plan
- I35 P002A Site plan existing
- I35 P003E Site plan proposed
- I35 P004 House type A
- I35 P005 House type B
- I35 P006 House type B & C
- I35 P007A House type D
- I35 P008B House type E
- I35 P009B Garage types
- I35 P010A Sketch visual A
- I35 P011A Sketch visual B
- I35 P012A Sketch visual C
- I35 P013C Access plan
- 17.1331.001 Tree constraints plan
- 17.1331.002 Tree constraints plan
- 17.1331.003 Tree protection plan

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Before the development hereby approved is commenced, the following shall be submitted to and approved in writing by the Local Planning Authority:
  1. the external facing materials
  2. the exterior roof materials
  3. full details consisting of sections at a minimum scale of 1:5 and elevations at 1:20, of all external joinery including fenestration and doors and proposed exterior finish
  4. full details of the eaves and verge detailing
  5. details of any flues or vents or other alterations to the exterior of the building
  6. full details of rainwater goods, their materials and designs
  7. full details of rooflights
  8. full details of all landscaping
  9. full details of all changes to existing and erection of new boundary treatments

10. full details of the stone wall to be rebuilt along the Kirby Road boundary.

The development shall thereafter be carried out in accordance with the approved details and thereafter be retained as such for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the Gretton Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

4. Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m\* measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

5. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

6. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall not be provided other than in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

7. Prior to commencement of the development hereby permitted, details of the hard bound surfacing of the vehicular access shall be submitted to and approved in writing by the local planning authority. The access shall thereafter be completed in accordance with the approved details prior to the first use of the access and maintained thereafter.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

8. Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements;

- Detailed work programme / timetable.
- Site HGV delivery / removal hours to be limited to between 10:00 – 16:00
- Detailed routeing for demolition, excavation, construction and abnormal loads.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- Breakdown of number, type, size and weight of vehicles over demolition & construction period.

- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
- Public liaison position, name, contact details and details of public consultation/liaison.
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- Details of temporary construction accesses and their remediation post project.
- Provision for emergency vehicles.

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

9. The private vehicular access gradient from the Highway Boundary shall not exceed 1 in 15 for the first 5m from the highway boundary.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

10. No gates, barrier or means of enclosure shall be erected across a private vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

11. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

12. No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only

**Reason:** In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

13. No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

**Reason:** In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Before the development hereby approved is commenced full details of the foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

and thereafter be retained as such for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent flooding, pollution and detriment to public amenity through the provisions of suitable water infrastructure and in accordance with Policies 8 and 30 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

15. Before the development hereby approved is commenced full details of the surface water management strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and thereafter be retained as such for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent flooding, pollution and detriment to public amenity through the provisions of suitable water infrastructure and in accordance with Policies 8 and 30 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

16. Before the development hereby approved, including any demolition and / or site clearance works is commenced or any equipment, machinery or materials is brought onto site, full details of protective fencing and/or other protective measures to safeguard existing trees and hedgerows on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed tree and hedge protection measures shall thereafter be provided in accordance with the British Standard 5837: 2012 and retained for the duration of construction (including any demolition and / or site clearance works), unless otherwise agreed in writing by the Local Planning Authority. No fires, excavation, change in levels, storage of materials, vehicles or plant, cement or cement mixing, discharge of liquids, site facilities or passage of vehicles, plant or pedestrians, shall occur within the protected areas. The approved scheme shall be kept in place until all parts of the development have been completed, and all equipment; machinery and surplus materials have been removed.

**Reason:** To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree) gives and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, in which no private trees are permitted within 2.5m of the public highway. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

18. Before the development hereby approved is commenced full details of the boundary treatment for the plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained thereafter.

**Reason:** To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

19. Before the development hereby approved is commenced, an arboricultural method statement, shall be submitted to and approved in writing by the Local Planning

Authority. The arboricultural method statement shall include details of permeable materials to be used and the exact method of construction for the areas identified within the root protection area on drawing number: P003 Rev C – Site Plan as Proposed. Development shall thereafter take place in accordance with the approved method statement, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure the protection of the boundary trees and in accordance with Policies 8 and 30 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

20. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by M-EC dated April 2018) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

**Reason:** To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

21. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood risk assessment document reference number XYZ dated ABC prepared by PQR. These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

**Reason:** To ensure the installed Surface Water Drainage System is satisfactory, in accordance with the approved reports for the development site, the NPPF and Policy 5 of the Core Strategy.

22. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval of the Local Planning Authority.

**Reason:** To ensure that risk 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 Policies 8 and 15 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwelling hereby approved shall not be enlarged or

extended without the prior written permission, on application, to the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the Gretton Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) no windows, dormers or other openings shall be created in the dwelling in addition to or as enlargements of any which may be hereby approved without the prior written permission, on application, to the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the Gretton Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order revoking or re-enacting the Order with or without modification) no buildings, enclosures or other structures required for a purpose incidental to the enjoyment of the dwelling house shall be erected within the curtilage of the approved dwelling(s) without the prior written permission, on application, to the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the Gretton Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

26. Notwithstanding the provisions of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no solar photovoltaics or solar thermal equipment shall be attached to this dwelling, unless planning permission has first been granted by the Local Planning Authority.

**Reason:** To safeguard the character and appearance of the Gretton Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

#### **Informatives:**

##### **Works affecting existing highways.**

The applicant's attention is drawn to the fact that no works may commence within the existing highway without the express written permission of the local highway authority. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with the local highway authority's standards and specifications.

##### **Sewer Connections.**

The applicant's attention is drawn to the requirement that any new sewer connection required for this development within the highway will require a licence from the local highway authority under Section 50 of the New Roads and Street Works Act 1991.

##### **Road Space.**

The applicant's attention is drawn to the Traffic Management Act 2004 where three month notice periods to allocate road space (for works within the highway, including footways and verges) is required prior to the commencement of works. Such notice cannot be submitted or commence until the completion of an appropriate license or Agreement with the local highway authority.

**Reasons for Approval:**

Subject to the conditions the proposed development of 10 dwellings on land off Kirby Road, Gretton is considered to represent a form of development which is of a suitable design and appearance that preserves the character and appearance of the street scene and the conservation area, whilst safeguarding the living conditions of neighbouring residents and providing sufficient off street parking in the interests of highway safety. The proposal is therefore considered to be in accordance with the requirements of Policies 1, 3, 8 and 15 of the North Northamptonshire Joint Core Strategy, paragraphs 14 and 17 and Sections 6 and 7 of the National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

**Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

**Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety..

**45.6 16/00069/DPA Residential development of 8 dwellings at Meeting Lane, Corby**

The application sought permission for erection of 8 residential units at Meeting Lane, Corby Old Village.

Relevant policies had been considered and consultation had taken place with CBC Environmental Protection Services, CBC Housing, Lead Flood Authority, Environment Agency, Northants Police, NCC Archaeology, NCC Highways, A site notice had been posted, an advertisement placed in the Evening Telegraph and Neighbour notifications had been sent, comments were contained within the report.

The proposal would provide 8 new residential units into the edge of Corby Old Village centre, delivering sustainable growth in an identified Growth Town. As set out in the officer's report it was considered that the proposals were in accordance with the NNJCS (2016) and the provisions of the NPPF (2012).

Members were concerned that there was no wildlife survey, the land had been derelict and overgrown for some years and Members would prefer that no work was carried out between March 1 and July 31. The officer suggested that this was a valid point and explained that when the application was first made in 2016 the land was not overgrown but a condition could be put on to alleviate Members concerns. Officers said that wording to accommodate the Members requirements was possible

Members also raised the issue of the flora, a survey was requested particularly near the stream.

**RESOLVED that:-****Approve subject to the following conditions:****1. Full planning permission**

The development hereby permitted shall begin before the expiration of three years from the

date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## 2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- ML/PL/100 - House Type A (Received 07.03.2016)
- ML/PL/101 – House Type B (Received 07.03.2016)
- 1538/SK01 Rev P - Site Plan and Location Plan (Received 15.03.2018)

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 3. Land affected by contamination

### a). *Site Characterisation*

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

### b). *Land affected by contamination - Submission of Remediation Scheme*

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### c). *Land affected by contamination - Implementation of Approved Remediation Scheme*

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. 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 verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

*d). Land affected by contamination - Reporting of Unexpected Contamination*

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (SPECIFY) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (SPECIFY), which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (SPECIFY).

**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. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

#### **4. Archaeological Programme of Works**

No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- d) the statement of significance and research objectives
- e) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- f) the programme for post-excavation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

**Reason:** To ensure that archaeological remains and features are recorded prior to their destruction in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

#### **5. Sample Panels before specified elements started**

Sample panels of the brickwork and roof tiles demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

**Reason:** In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

#### **6. Submission and Approval of Landscaping Scheme**

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five

years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

## **7. Construction Transport Management Plan**

No development shall take place including any works of demolition until a Construction Transport Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **8. Travel Plan to be submitted**

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

**Reason:** In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **9. No Further Windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the side elevations of the Plots 1 – 9 of the development hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

**Reason:** To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **10. Accordance with Flood Risk Assessment**

No development shall take place before the recommendations contained within the approved Flood Risk Assessment have been implemented in full.

**Reason:** To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

**Informatives:***Human Rights Act 1998*

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

*Section 17 of the Crime and Disorder Act 1998*

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

**50.7 18/00030/REG3      **Erection of a block of flats providing four 1 bedroom apartments  
With associated parking at Wilby close, Corby****

The application sought to demolish redundant garages to create four residential flats with associated parking. The block of flats would be situated in the north western corner of the proposed site.

All the relevant policies had been considered and consultation had taken place with CBC Environmental Health, CBC Tree Officer, Housing Strategy and NCC Highways, all comments were contained within the report.

A site notice had been posted and neighbour notification letters sent out, there had been four objections with the concerns being included in the officer's report.

The officer considered that the proposal made efficient use of previously developed land and made a positive contribution to the character of the local area.

Members asked about trees that were being removed, the officer explained that they were of no significance.

**RESOLVED that:-****Approve subject to the following conditions:****1. Full planning permission**

The development hereby approved shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2. List of Approved Plans and Drawings**

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- 16041-EARCH-PL-EL-DR-A-0130-P07- PROPOSED ELEVATIONS (1)..
- 16041-EARCH-PL-XX-DR-A-0110-P06 PROPOSED SITEPLAN.
- 16041-EARCH-PL-XX-DR-A-0120-P012- FLOORPLANS AS PROPOSED
- 16041-EARCH-EX-XX-DR-A-0010-P02 – SITEPLAN AND AS EXISTING
- 16041-EARCH-EX-SI-DR-A-0005-P02 - SITELOCATION PLAN

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **3. Working hours for Construction and Build**

The demolition, earth removal, infilling, landscaping, foundation and building works required to implement this development shall only be carried out between the hours of:

- Monday to Friday – 8.00am to 6.00pm
- Saturdays - 8.00am to 1.00pm
- And no audible work on Sundays and Bank Holidays

**Reason:** To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 8 of the North Northamptonshire Joint Core Strategy

### **4. Submission and Approval of Landscaping Scheme**

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development.. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

### **5. Construction Management Plan**

No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- Detailed work programme
- Site HGV delivery/removal hours to be limited to between 09:30 – 16:30.
- routes for construction traffic
- Detailed plan showing the location of onsite stores and facilities including the site compound visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles
- Breakdown of number, type, size and weight of vehicles over demolition and construction period.
- Detail of debris management
- Public liaison position, name, contact details and details of public consultation/liaison

**Reason:** In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

#### **6. Submission of samples before specified elements started**

Samples of the materials to be used in the construction of the dwellings, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

**Reason:** In order that the external appearance of the building is satisfactory and its relationship with the Conservation Areas appropriate, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **7. Cycle and Bin Storage**

Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

**Reason:** To ensure the provision and availability of adequate cycle parking and bin storage in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

#### **8. Boundary Treatment – Residential**

Prior to the commencement of development a scheme showing the proposed boundary treatment of the plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained thereafter.

**Reason:** To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **9. Obscure Glazing**

The first floor window in the side (western facing) elevation shall be obscure glazed (at least Level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted, and shall be permanently maintained as such at all times thereafter.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Informative – Contamination.**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

#### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

### **Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

Chair thanked the Officers for all the work that had gone into the reports for the meeting on the evening.

Councillor Eyles said that the Members of the Committee would like to thank Chair for all his years Chairing the Development Control Committee, Councillor Latta would still be on the Committee but not as Chair.

### **51. Close of Meeting**

The meeting closed at 10.00pm.