

Development Control Committee

Monday 16 December 2019 (Special)

7.00 pm in Council Chamber, The Cube, Corby

Present: Councillor Riley – Chair
Councillors Eyles, Latta, Watt, Brown, Petch & Addison

39. Apologies for Absence

Apologies for absence were received from Councillors Sims and Dady.

40. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item.

No declarations were made.

41. Minutes of Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 26 November 2019, copies of which had been circulated.

RESOLVED that:-

The minutes of the meeting of the Development Control Committee held on 26 November 2019 copies of which had been circulated to Members, be agreed as a correct record

42. Planning Applications

42.1 18/00617/DPA Part change of use of the existing Public House car park to enable the erection of a three bedroom dwelling. Creation of new access from School Lane to serve the dwelling and provision of a pedestrian link from the High Street AT Spread Eagle, 1 High Street, Cottingham.

Currently the application site was a Car Park for the Spread Eagle Public, the site was within the Cottingham and Middleton conservation Area.

Relevant policies had been considered, the officer had included an extract from the Cottingham and Middleton Conservation Area Appraisal and Management Plan.

Consultation had taken place with external consultees including Northamptonshire Highways Authority and Cottingham Parish Council, internal consultees included the Environmental Health Officer, Sustainability Officer and Conservation Officer, and all comments were contained within the report.

A site notice had been displayed and published in the Evening Telegraph and 23 neighbour notification letters had been sent with 20 representations being made, comments were included within the report.

The proposed development was considered acceptable in design, size and siting in relation to the site and this particular part of the Cottingham and Middleton Conservation Area. The officer's recommendation was to approve the application.

Mr Davison addressed the Committee stating that this application was right in the middle of the village on probably the only star cross (five points) junction in the country, there were several comments from Highways that had been ignored in the approval, School Lane is actually 2 way until you get past the car park entrance, there was no evidence that the car park was an eyesore. Conservation Appraisal stated there was a lack of car parking in the village, the landlord does allow some parking, there was little parking near the Church and the shop uses the parking.

Mr Davison said that there was restricted parking on the junctions in the form of double yellow lines. The Parish Council had applied for the Public House to be an Asset of Community Value but had been unsuccessful. The car park should be listed as Community Parking, a house had been demolished in 1955 and pictures of the property were available in the Village Shop, Mr Davison asked if the Conservation Officer had been to the site and asked the Committee to defer for a site visit.

Cllr Thomas-George (Cottingham Parish Council) addressed Committee saying the Parish Council had lodged its main objection, this application was close to a complex junction, School Lane being a narrow road that was partially one way, inconsiderate manoeuvring and minimum parking spaces which does not adhere to relevant requirements, parking would need to be precise due to the size of vehicles driven, people will park on the roads.

Cllr Thomas-George advised that the Parish Council considered that the stone wall should be preserved and older residents had raised concern about the ownership of the land saying that it should be used by the villagers and others, the Parish Council would like the Councils Legal team to investigate this before the asset is lost forever.

Mr Sturgess addressed Committee as the applicant's agent saying they had taken part in recent negotiations, Highways were ok with the parking arrangements, worst case scenario would be large cars at 5m but all cars should be able to manoeuvre. The applications was in line with NPPF requirements. The site had been previously developed, the car park was not for general public use but for the Public House. It was felt that the reintroduction of a property would improve the character and so Mr Sturgess respectfully asked that the Committee approve the application with conditions.

Members asked about the ownership of the land and the Legal Officer explained that this was a civil matter and not relevant to the application. Members were also concerned about the reduction in parking spaces as it could affect the viability of the Public House.

Members thought it strange that the applicant would encourage the use of the Public House but take parking spaces away. There were times when street parking was all that was available and this caused serious congestion.

Councillor Addison recommended a site visit, this was seconded and moved.

RESOLVED that:

The application be deferred for a site visit and the application be brought back to the next Committee Meeting to be held in February.

42.2 19/00244/DPA **Erection of 3 storey 66 bed care home for older people with associated car parking, landscaping and access AT Care Home, Kestrel Road, Weldon, Corby**

This application site was within the Priors Hall Development and had been deferred at the meeting held on the 26 November 2019. Permission had been sought to erect a purpose built care home with associated access, parking and landscaping.

Consultation had taken place with NCC Highways, NCC Fire & Rescue, NCC Ecology, Local Flood Authority, Northamptonshire Police, CBC Local Plan, CBC Sustainability Officer, CBC Environmental Health and CBC Housing Strategy, all comments were contained within the report.

A Site Notice had been displayed and an advertisement published in the Evening telegraph, no neighbour notification letters had been sent but 8 representations had been received, comments were contained within the report.

The officer concluded that the proposed development was considered acceptable with no loss of amenity to adjoining properties he therefore was proposing the application be approved.

Ms Kemp addressed Committee as the applicant's agent, currently the company had built 130 care homes retaining some and selling others to other providers. There was a shortage of care facilities in the area and occupants were likely to be from the local area and jobs filled by people from the local area.

Ms Kemp explained that there were to be 28 parking spaces which would be sufficient as residents would not be using cars, there would be 16 staff on duty during the day leaving sufficient parking for visitors whose visiting would not be restricted. There had been no objections from Highways, the home fitted into the surrounding area and would be energy efficient with a ground source heat pump, and lighting would operate by sensors.

Some Members raised concern about the parking, but officers explained that residents would not require cars as this was a Care Home not a sheltered accommodation. It was also noted that there was a temporary play area on the site, where would this be placed if permission was given, Officers explained that the play area was never part of the original plan for this area and so it would be moved to another area.

Members asked that electric charging points be installed and an area for mobility scooters as some residents would presumably still be able get about other than inside.

Chair asked that Mr Wood who had accompanied Ms Kemp to provide some further detail for the benefit of the Committee.

Mr Wood explained that residents would have been assessed for their need for provision in a Care Home and most would require 24 hour supervision and be in excess of 75 years old with mainly mobility problems and so the car parking was more than adequate. There were various ways for employees to travel to work including walking, cycling, car share and public transport.

HoS Planning and Environmental Services confirmed that renewables would be conditioned as requested by the Committee.

RESOLVED that:

Members grant planning permission subject to the following conditions:

CONDITIONS

1. Implementation timescale

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. Approved plans / documents

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:

Drawing no. NN17 5EB - A01-B (location plan); dated 30/04/2019

Drawing no. NN17 5EB - A02-A (topographical survey); dated 30/04/2019

Drawing no. NN17 5EB - A03.1-E (block plan); dated 19/08/2019

Drawing no. NN17 5EB - A03-D (site plan); dated 19/08/2019

Drawing no. NN17 5EB - A04 (proposed floor plans); dated 18/02/2019

Drawing no. NN17 5EB - A05 (proposed elevations); dated 19/02/2019

Drawing no. NN17 5EB - A05.1-A (site elevations); dated 05/03/2019

Drawing no. NN17 5EB - A06 – A (3D views); dated 05/03/2019

Drawing no. 50825-DR-LAN-101 Rev. B (Landscape); dated 20/05/2019

Drawing no. NN17 5EB - A07-B (vehicle tracking); dated 30/04/2019

Planning Statement (LNT Care Developments); dated February 2019

Design and Access Statement - Rev. A (LNT Care Developments); dated September 2019

Drainage Strategy (LNT Care Developments); dated June 2019

Ground Investigation Interpretive Report (Issue V1; December 2018)

Travel Plan (LNT Care Developments); dated March 2019

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. Reporting of Unexpected Contamination

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.

4. Carbon / Energy Strategy

Prior to commencement of work on site, the applicant/developer shall agree in writing with the Local Planning Authority a carbon/energy strategy for the hereby approved development. The agreed details shall be implemented as approved before first occupation of the Lodge and be retained thereafter.

Reason: In the interest of sustainability and to ensure compliance with Policy 26 of the North Northamptonshire Joint Core Strategy.

5. External Materials

Prior to commencement of works on site, samples of the external materials 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 in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Boundary Treatments – Commercial

Prior to the commencement of development the details of the boundary treatments (including details of the fences, gates, and 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 in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. CTMP

Prior to the commencement of the development hereby permitted, a full, non-verbose or repetitive, CTMP (Construction Traffic Management Plan), (NOT a CMP or CEMP or phasing plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements:

- (i) Detailed work programme / timetable.
- (ii) Site HGV delivery / removal hours to be limited to between 08:00 – 18:00
- (iii) Detailed routing for demolition, excavation, construction and abnormal loads.
- (iv) Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors.

(v) 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.

(vi) Breakdown of number, type, size and weight of vehicles over demolition & construction period.

(vii) 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.

(viii) 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.

(ix) Public liaison position, name, contact details and details of public consultation/liaison.

(x) Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.

(xi) 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.

(xii) Details of temporary construction accesses and their remediation post project.

(xiii) Provision for emergency vehicles.

Reason: In the interest of Highway safety and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Fire Fighting

No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.'

9. LEMP

Prior to commencement of works on site, a landscape and ecological management plan (LEMP) shall be agreed in writing with the Local Planning Authority. The agreed details shall be implemented as approved before first occupation of the development and be retained thereafter. The content of the LEMP shall include the following:

(i) Description and evaluation of features to be managed.

(ii) Ecological trends and constraints on site that might influence management.

(iii) Aims and objectives of management.

(iv) Appropriate management options for achieving aims and objectives.

(v) Prescriptions for management actions.

(vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

(vii) Details of the body or organization responsible for implementation of the plan.

(viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (*where the results from monitoring show that conservation aims and objectives of the LEMP are not being met*) how contingencies and/or remedial action will

be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

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. Surface Water Drainage Scheme

Before any above ground works commence on site, full details of the surface water drainage scheme for the site, based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM shall be agreed in writing with Local Planning Authority. The agreed scheme shall subsequently be implemented in accordance with the approved details before the development is completed. 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 structures
- (ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

11. Surface Water Facilities Ownership and Maintenance Scheme

No occupation of the hereby approved development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been agreed in writing with the Local Planning Authority. The agreed maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Reason: To ensure the future maintenance of drainage systems associated with the development.

12. Surface Water Drainage System Verification Report

No occupation of the hereby approved development shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM, has been agreed in writing with the Local Planning Authority. The report shall be submitted by a suitably qualified independent drainage engineer. The details shall include:

- (i) Any departure from the agreed design is keeping with the approved principles
- (ii) Any As-Built Drawings and accompanying photos
- (iii) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- (iv) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- (v) Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

13. Completion and Maintenance of Vehicular Servicing facilities – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

15. Completion and Maintenance of Cycle Provision – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

16. Artificial Lighting (external)

Prior to any on site construction works, details of the proposed developments external lighting scheme shall be agreed in writing with the Local Planning Authority. The scheme shall include details of the lux and uniformity levels and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated development and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy.

17. Travel Plans – Submitted

The Approved Travel Plan 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.

18. 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.

INFORMATIVE

1. Fire Service

The applicant's/developer's attention is drawn to the Fire Service Officer comment that applicant/developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

2. Key Services

The applicant's/developer's attention is drawn to comments by NCC Key Services (Fire and Rescue, and Superfast Broadband) Officer thus: The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Access to a next generation network (speeds of >30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attract occupiers. In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. To help developers, some fibre based broadband network providers such as BT Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also other providers may also be able to connect your development: <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx> Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit www.superfastnorthamptonshire.net or contact: bigidea@northamptonshire.gov.uk

3. The applicant/developer is drawn to comments by CBC Sustainability Officer:

I have reviewed the following document(s): the design and access statement which states under 1.3 that the building will have a ground source heat pump and comply with government energy standards; vehicle charging provision. Should the application be granted permission I would propose condition be made regarding renewable heating installation and electric vehicle charging provision (see condition 4 above).

In addition, can the applicant/developer take note of CBC guidance on air quality mitigation: <http://www.corby.gov.uk/home/environmental-services/pollution/air-quality/air-quality-and-emissions-mitigation-guidance>

4. Plans and documents

Drawing no. NN17 5EB - A01-B (location plan); dated 30/04/2019

Drawing no. NN17 5EB - A02-A (topographical survey); dated 30/04/2019

Drawing no. NN17 5EB - A03.1-E (block plan); dated 19/08/2019

Drawing no. NN17 5EB - A03-D (site plan); dated 19/08/2019

Drawing no. NN17 5EB - A04 (proposed floor plans); dated 18/02/2019

Drawing no. NN17 5EB - A05 (proposed elevations); dated 19/02/2019
Drawing no. NN17 5EB - A05.1-A (site elevations); dated 05/03/2019
Drawing no. NN17 5EB - A06 – A (3D views); dated 05/03/2019
Drawing no. 50825-DR-LAN-101 Rev. A (Landscape); dated 20/05/2019
Drawing no. NN17 5EB - A07-B (vehicle tracking); dated 30/04/2019
Planning Statement (LNT Care Developments); dated February 2019
Design and Access Statement - Rev. A (LNT Care Developments); dated September 2019
Drainage Strategy (LNT Care Developments); dated June 2019
Ground Investigation Interpretive Report (Issue V1; December 2018)
Travel Plan (LNT Care Developments); dated March 2019

4. The applicant/developer attention is drawn to CBC Environmental Health Officer comment thus:

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.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.
Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

42.3 19/00038/CON Discharge of Condition 4 to provide a Design Code Addendum to substitute the employment land for residential development pursuant to planning permission 13/00026/RVC AT Parcel E4 Priors Hall, Weldon

The report presented to Committee sought to obtain Committee approval to discharge Condition 4 and substitute employment land for residential development, this would see up to 50 residential dwellings erected on Parcel E4 and a final design detail forming part of the Reserved Matters application to be submitted for approval in the future.

Due to market changes and principally the drop in demand for employment space, the Current Design Code Addendum for Parcel E4 had been submitted in response to the change in land use from employment to residential land. The applicants had justified this position by a supported legal opinion from a QC demonstrating that the proposal was substantially in accordance with outline planning and the Development Framework Plan.

All relevant policies had been considered and consultation had taken place with Housing Strategy, Sustainability Officer, Highways England, Natural England and Environmental Health, there were no comments from these consultees but Local Plans had objected and the comments were contained within the officer's report.

Public consultation had been carried out via Site Notice and 4 letters of objection had been received, a summary of the objections were included in the report.

The officer concluded that the developer was considered to have addressed all the general and detailed comments made. The Design Code provided a set of design controls ensuring the creation of high quality and sustainable development within the Priors Hall site.

Members asked about the nature of the adjacent industry, officers said that it was light industrial, Adrenalin Alley, Council Depot etc. so there would be no adverse noise impact, if the nature of those business's was to change what then, officers responded that the nature of any new business would have to be considered.

RESOLVED that:

That the Design Code Addendum is approved and Condition 4 of 13/00026/RVC is discharged accordingly.

42.4 Sixth Deed of Variation to Section 106 Agreement – Land at Priors Hall Park

The report sought consent to vary the current S106 to enable housing delivery including affordable homes to continue with Priors Hall. Priors Hall was split into 3 Zones with Zones 1 and 2 being in Corby Borough and Zone 3 being in East Northants.

The original outline permission proposed to deliver 4,360 homes in Zones 1 and 2 with 10% affordable units to achieve policy compliance. There had never been any requirement in the Principle Agreement (2004) for the developer to provide social rented housing.

A contribution for 10% off site affordable housing contribution calculated at £3m was paid in full by the developer to the Council, this had been used to fund the Council's housing regeneration programme including social rented housing on Kingswood for example.

As a result of lower housing densities on Zone 1 which was currently being built out the overall number of homes now proposed was 3848 (512 less) resulting in only 384 homes required to meet policy compliance. This was the revised policy compliant position which the applicant would comply with.

The substitution of 80 sheltered units with 35 shared ownership units was due to the lack of interest in developing sheltered units. Marketing evidence had been provided to demonstrate attempts since 2013 to secure a registered provider but there had been no firm offers received.

A viability assessment had been provided at the Planning Authorities request which the Council had had independently assessed and verified, this confirmed that delivery the replacement of the sheltered housing with affordable units was a reasonable outcome.

Until the S106 Variation was determined delivery of further housing on the development parcels not yet started would be at risk as the trigger in the current principle agreement required the sheltered housing to be delivered by the 1500th completed dwelling, further affordable and market housing delivery was dependent on the S106 being amended.

Other additional amendments proposed in the variation were detailed in section 12 of the officer's report, all of the changes were supported by officers and consultees.

A draft review mechanism had been included in the report to reflect Members concerns following deferral of the report in October 2019, this captured the additional value towards off site affordable housing provision.

Ms Cave addressed Committee representing Urban & Civic, she explained that the agreement was essential, Priors Hall had faced challenges due to failures on the part of the previous owners. Urban & Civic were trying to put right those past mistakes, the area would have basic services and the final part would be delivery of affordable housing.

Urban & Civic were sensitive to people's needs and accepting of affordable housing, she hoped Members would agree this option was fair and reasonable, if this was not agreed then the market housing had reached its threshold and the site would not move forward.

Members were disappointed there would be no social rented housing on site and were concerned about the size of the affordable housing in Zone 1 as the space standards were not being met.

Officers explained that at the time of the original permission the size was smaller and this was what had been given permission. There would be a new outline application for Zones 2 & 3 where the new space sizes would be applied.

RESOLVED that:

Grant planning permission subject to authority being delegated to the Head of Planning in consultation with the Highways Authority for the agreement of the amendments to the Design Code to address the following matters:

- Amend reference to NCC standards to Local Highway Authority Standards
- Remove image showing first Cycle parking shows rack capturing front wheel only
- Amend secondary street typology to meet Local Highway Authority standards
- Remove image showing open-square with tree planting

- Amend tertiary street typology to meet Local Highway Authority standards
- Amend details on parking standards in relation to garages Vegetation must be amended to comply with Local Highway Authority standards
- Amend to include standard asphalt in public highway

Road marking and signage to be in accordance with TSRGD (Traffic Signs Regulations and General Direction)

43. Close of Meeting

The meeting closed at 8.30pm.