Development Control Committee 8 June 2016

16/00068/REM 23 dwellings, Part of Parcels R15e(i), R15e(ii) and R18(a) Priors Hall development site, Stamford Road, Weldon, Corby for EDG Property.

Background
This proposal relates to part of Parcels R15e (i), R15e (ii) and R18a of Zone 1 of the Priors Hall development. The application was deferred at the May committee meeting as Members wanted to be presented with additional information.

Description
The application is for 23 dwellings and is located to the west Southern Gullet Northamptonshire County Wildlife Site. The plots can be accessed from Croyland Mews, Elton Street and Courteenhall Drive from the west.

Site History
The Priors Hall development is subdivided into three Zones and Zone 3 lies in East Northants District. This particular site falls within Zone 1.

The two Zones within Corby Borough have Outline Planning Permission for residential and associated development under reference 04/00240/OUT which was granted permission in 2007. A subsequent Section 73 application was submitted in 2013 under reference 13/00026/RVC which approved a revised Development Framework Plan for the site. This Reserved Matters application therefore is related to 13/00026/RVC.

Zone 3 has a separate Outline Planning Permission granted by East Northants Council. Infrastructure for Zone 1 was permitted under reference 07/00483/REM. Application 08/00526/REM approved the infrastructure for Zone 2. Much of the infrastructure associated with Zone 1 has been implemented. Planning permission has been granted (ref: 14/00404/REM) for secondary roads.

Reserved Matters permissions have been granted for these parcels and the surrounding ones and a part-implemented permission exists for these particular parcels. Reserved Matters permission was first granted under 09/00228/REM on 03/09/2009 for the construction of 750 dwellings and associated access, parking and open space. Non-material amendments were made to the scheme under 10/00160/NMA, 10/00480/NMA and 10/00481/NMA. An amendment to 157 of the 750 dwellings approved under 09/00228/REM was then approved on 25/06/2010 underReserved Matters permission 10/00143/REM. A further Reserved Matters application was submitted under 10/00308/REM and approved on 04/10/2010. This approved amended designs for an additional 115 dwellings not included in 10/00143/REM.

Policies
National Planning Policy Framework
Policy 4: Promoting Sustainable Development
Policy 6: Delivering a Wide Choice of High Quality Homes
Policy 7: Requiring Good Design
Policy 11: Conserving and Enhancing the Historic Environment

Development Plan Policies
‘Saved Policies’ P11 (R), P5 (L), P 11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan.

Policies 7, 9, 10, 13, 14, 15 and 16 of the adopted North Northamptonshire Core Spatial Strategy.
Consultations

1. **County Highway Authority** – Object to the proposal as the internal garage measurements neither comply with the adopted Design Code for Priors Hall nor do they comply with NCC Highways requirements.

2. **Environment Agency** – No objection.

3. **Northamptonshire County Council Lead Local Flood Authority** – No response received.

4. **Police Crime Prevention Officer** – No objection provided that the scheme complies with the Secured by Design requirements, particularly in respect of first floor window security.

5. **Weldon Parish Council** – Object: the buildings are not ‘in-keeping’; they will not fit in with the surrounding buildings or development as a whole.

6. **East Northamptonshire District Council** - No objection.

7. **North Northamptonshire Joint Planning Unit** - A Design Review was held with the JPU who identified that a proposed dark brick would not accord with the Design Code, that certain plots needed to be relocated and that landscaping had to be better located. These comments were sent to the applicant and amended plans submitted to respond to the comments.

8. **Northamptonshire Wildlife Trust** – No comment.

9. **Inexus (Independent Water Networks)** – No comments received. However, conditions are attached to the outline planning permission.

10. **Corby Borough Council, Environmental Quality** – No objection.

Advertisement/Representations

Site notice – three notices were put up on 24th March 2016 on lamp posts fronting the application site on Croyland Mews, Elton Street and Courteenhall Drive.

Public notice was advertised in Evening Telegraph on 24th March 2016.

Neighbour Notification – was sent out to Lodge Park, Barratt Homes and David Wilson Homes as developers of adjacent parcels and all neighbouring dwellings that abut the application site.

**Summary of representations** – One objection has been received from Weldon Parish Council (see above). No other representations have been received.

Report

This proposal was put before Planning Committee on Tuesday 10th May 2016. Following concerns with the level of detail provided by the applicant Members agreed to defer the determination of this scheme to allow additional information to be presented to address those concerns.

The report from Tuesday 10th May 2016 has been appended to this report.

Planning Policy

The following ‘saved’ Policies are relevant in relation to this matter:

Criterion iii of Policy P1 (E) of the Local Plan requires new development to reflect the general character of an area through design and the careful use of materials.

Policy P11 (R) of the Local Plan seeks to ensure environmental improvements in the form of adequate protection of trees, new landscaping and traffic management/parking measures as part of housing developments.

Policy P5 (C) of the Local Plan seeks to protect inland and ground waters from pollution and derogation as a result of development.

Policies P5 (L) and P 11 (L) of the Local Plan require adequate play space and playing fields as part of residential development schemes.
In addition, Policy 13 of the North Northamptonshire Core Spatial Strategy outlines a number of principles to be complied with to achieve sustainable development. This includes promoting good design, planning out crime and not increasing flood risk.

Policy 14 the North Northamptonshire Core Spatial Strategy requires energy efficiency and sustainable construction.

**Principle of Development**

As stated above this report is additional to that which was presented to Planning Committee on 10/05/2016 which fully established the principle of development on this site. The previous report has been appended for reference. The purpose of this latest version is to fully inform Members to determine the application with all the information at their disposal.

**Density**

This application site falls within the Park Edge character area. In the adopted Design Code this character area is defined as a high density development that faces onto the County Wildlife site. The approved density within this character area is 38 dwellings per hectare for parcel R18 and 48 per hectare for R15. This proposal, which is simply a single linear street, will be built at a density of 46 dwellings per hectare. Zone 1 of Priors Hall has been approved at outline stage as a high density development and therefore this proposal complies with the requirements of the outline permission and will not be at a density greater than that approved at outline stage. It is intended that Zone 3 of Priors Hall will be a far lower density development and that Zone 1 should be at a higher density in order to make it a highly sustainable, walkable neighbourhood close to all of the nearby amenities (shops, parks, Corby Business Academy etc.).

**Layout and Scale**

The proposal stretches across three parcels of Priors Hall; R15e(i), R15e(ii) and R18(a). Whilst it covers parts of three existing parcels it will create a single street fronting onto the County Wildlife Site – open space which will be directly in front of these properties. There is also existing public open space to the north. The site therefore has existing public space provision less than 100m away in both east and north directions; the County Wildlife Site is immediately to the east and there is a small play park to the north with a landscaped amphitheatre. As such the proposed layout will create a strong, attractive street frontage facing directly onto the County Wildlife Site with further green space to the north.

**Design, Character and Appearance**

Paragraph 60 of the National Planning Policy Framework states that ‘planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles’. Paragraph 60 continues that it is, however, proper to seek to promote or reinforce local distinctiveness and it is considered that this proposal will achieve this requirement.

The design is based on an award-winning scheme named Accordia based in Cambridge. The architecture is unashamedly different and is modern. It is a 21st century take on Georgian and Cubist architectural styles, blended together to create something new: note the vertical emphasis, large windows and ‘block’ style of architecture used. Whilst it is different to any of the previous architectural styles used in the existing dwellings it is not dissimilar to the award-winning architecture employed on the Corby Business Academy or Enterprise Centre, again buildings which have a very modern design and thus there is already precedent for this design. In addition, the Design Code provides for this style of architecture and this proposal seeks to achieve modern designs, albeit on an appropriate residential scale. The proposal thus accords with Policies 6 and 7 of the National Planning Policy Framework in respect of design.
Amenity

Members raised concerns regarding the rear garden size of Plot 2. This is a valid concern as the rear garden is only 5 metres deep at its shallowest point, increasing to a maximum depth of 7 metres. However, the existing permission for this parcel, which could be implemented at any time, approved a total of 3 units with garden depths of 6 metres. Therefore this latest proposal is an improvement on the existing planning permission. Plot 2 will have a rear garden size of 36 square metres. It will also have private amenity space on the roof terrace above the garage. This will amount to 18 square metres. This will provide a total of 54 square metres of private amenity space which is 14 square metres greater than the neighbouring 3 storey dwellings to the immediate north of the site. This is therefore considered to be an improvement upon the existing dwellings.

In order to ensure that the roof terraces provide private amenity space the applicant has detailed that they will be separated from the adjoining neighbours by a 1 metre high wall which will be topped by a 1 metre high section of timber fencing. This will ensure that no roof terrace results in overlooking of any of the neighbouring roof terraces. A condition is therefore proposed to ensure that the 1 metre high section of timber fencing above the wall is installed on all adjoining roof terraces prior to the occupation of the dwellings.

Plot 2 is less than 50 metres away from the nearest outdoor space and children’s play area to the north. It is therefore considered that the entire proposal is well provided for in terms of landscaping, outdoor amenity space and private gardens in accordance with Policies 6 and 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Access and Car Parking

Each dwelling will have sufficient parking space for 2 cars clear of the highway. This is considered to be appropriate and as the intention for Zone 1 of Priors Hall is to create highly walkable, sustainable neighbourhoods it is considered that this level of off-street car parking is more than adequate in this particular case (given the proximity to schools, open space and the proposed district centre with all of its amenities). It is considered that to increase the level of parking to the dwellings would have a detrimental impact upon the character and appearance of the proposal and would result in a very hard landscaped and car dominated environment. It is also considered that the internal garage space is more than sufficient to fit a large family car along with bikes etc., which will again ensure that there is not an overdependence on the car or on off-road parking. The proposal is therefore considered to accord with the aims and objectives of Policy 4 of the National Planning Policy Framework in respect of car parking provision at an appropriate and sustainable level.

Crime Prevention

Northamptonshire’s Crime Prevention Design Advisor has been consulted on the proposal and has raised no concerns regarding crime and anti-social behaviour. The scheme will create a strong frontage will high levels of natural surveillance and secure back gardens. The rear access to the gardens will be secured with gates and all sides of the public areas of the proposal will be overlooked. 2 metre high brick walls facing onto public areas will ensure that rear gardens are not only secure, but that the development is attractive when viewed from outside of the site. As such the proposal is considered to be in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of designing out crime.

Refuse and Recycling

It is proposed that each dwelling will have storage for each of the three recycling bins issued in the rear garden. There is provision for all of these bins to be presented at kerbside for collection by the refuse services and with the exception of the ‘B’ units all bins will be moved from the rear garden to kerbside via gated, secure alleyways designed into the scheme. Residents of the ‘B’ units will all be able to present their bins at kerbside by moving their bins through their respective garages. The maximum distance any resident will have to move their bin from the rear garden to kerbside is 25 metres, which is far less than standard best practice
distances of 40 metres. As such recycling provision is considered to be well-designed and fully in accordance with the aims and objectives of Policy 13 (l and n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

It is concluded that the development proposed accords with the relevant ‘Saved Policies’ of the Corby Borough Local Plan and the policies contained within the North Northamptonshire Core Spatial Strategy. It is also in compliance with the approved Priors Hall Design Code for Zone 1. Therefore this application should be approved subject to the conditions attached below.

Recommendation:

Approval subject to the following conditions:

1. Prior to the commencement of development a detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specify type and number of species and shall use native species only. The approved landscaping scheme shall be implemented in the first planting and seeding season following the completion of the development and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of planting shall be replaced within the next planting season with others of a similar size or species.

   REASON: In the interests of the visual appearance of the area in accordance with ‘saved’ Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

2. This approval relates to the following plans and documents:

   2138.1000 P (Location Plan)
   2138.1001 P4 (Site Plan)
   2138.1010 P5 (A-Type houses – proposed floor plans and elevations)
   2138.1012 P3 (A1-Type houses - proposed floor plans and elevations)
   2138.1014 P4 (A2-Type houses – proposed floor plans and elevations)
   2138.1016 P3 (A3-Type house – proposed floor plans)
   2138.1017 P2 (A3-Type house – proposed elevations)
   2138.1018 P2 (B-Type houses - proposed floor plans)
   2138.1019 P2 (B-Type houses – proposed elevations)
   2138.1020 P3 (B1-Type house – proposed floor plans and elevations)
   2138.1021 P (B-Type houses – proposed elevations)
   2138.1022 P (C-Type house – proposed floor plans and elevations)
   2138.1029 P (Garages – proposed floor plans and elevations)
   2138.1050 P2 (Proposed boundary treatment)
   2138.1055 P2 (Proposed refuse storage plan)
   2138.1060 P2 (Proposed landscaping plan)

   REASON: For the avoidance of doubt.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

   REASON: To ensure the materials used in the construction of the dwellings hereby approved are appropriate to the character and appearance of the surrounding development in accordance with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.
4. Prior to first occupation of any of the dwellings with a roof terrace on the scheme hereby approved a 1 metre high timber privacy screen shall be installed along the boundary with the adjoining roof terrace. The timber privacy screen shall be retained in accordance with the approved details thereafter.

**REASON:** To ensure the privacy of the neighbouring residents is maintained when using the roof terraces in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

**Informative 1**

The developer is reminded that prior to the commencement of development, condition nos. 14 (noise), 21 (contamination), 22 (details of access, egress, parking and circulation of construction traffic), 29 (surface water drainage), 30 (foul water drainage), 32 (water efficiency), 36 (sustainability appraisal) and 37 (energy consumption), in respect of the original outline planning permission ref: 04/00240/OUT (as revised by ref: 13/00026/RVC), remain to be discharged.

**Informative 2**

The developer is advised to liaise with the Local Planning Authority should changes be required to the layout, visibility, materials and parking arrangement associated with the development hereby approved resulting from Section 38 highway agreement.

**Reasons for Approval:**

This is a reserved matter planning application which forms part of the Priors Hall development, granted outline planning permission under Council reference 04/00240/OUT (as amended by 13/00026/RVC). It is also in accordance with the Priors Hall Development Framework Plan and Zone 1 Design Code Addendum.

In view of the above, having regard to the relevant provisions of the Development Plan, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development is well designed and accords with the Development Plan.

The above decision has been made having had regard to ‘saved’ Policies P11 (R), P5 (L), P11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan plus Policies 13, 14 and 15 of the adopted North Northamptonshire Core Spatial Strategy.

This is a subsequent application for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended). It is considered that given the controls via conditions and detailed and approved mitigation methods within the legal agreement that accompanied the outline application the scheme does not have an unacceptable harmful environmental impact.

**Statement of Applicant Involvement**

Discussions with the Applicant have lead to amended plans to address concerns raised by the North Northants Joint Planning Unit, County Highways and the Police Crime Prevention Design Advisor. The remaining outstanding points can be secured by the Planning Conditions imposed on this Approval.

**Officer Contact**

Alan Davies
Alan.davies@corby.gov.uk
Background

This proposal relates to part of Parcels R15e (i), R15e (ii) and R19a of Zone 1 of the Priors Hall development.

Description

The application is for 23 dwellings and is located to the west Southern Gullet Northamptonshire County Wildlife Site. The plots can be accessed from Croyland Mews, Elton Street and Courteenhall Drive from the west.

Site History

The Priors Hall development is subdivided into three Zones and Zone 3 lies in East Northants District. This particular site falls within Zone 1.

The two Zones within Corby Borough have Outline Planning Permission for residential and associated development under reference 04/00240/OUT which was granted permission in 2007. A subsequent Section 73 application was submitted in 2013 under reference 13/00026/RVC which approved a revised Development Framework Plan for the site. This Reserved Matters application therefore is related to 13/00026/RVC.

Zone 3 has a separate Outline Planning Permission granted by East Northants Council. Infrastructure for Zone 1 was permitted under reference 07/00483/REM. Application 08/00526/REM approved the infrastructure for Zone 2. Much of the infrastructure associated with Zone1 has been implemented. Planning permission has been granted (ref: 14/00404/REM) for secondary roads.

Reserved Matters permissions have been granted for these parcels and the surrounding ones and a part-implemented permission remains for these particular parcels. Reserved Matters permission was first granted under 09/00228/REM on 03/09/2009 for the construction of 750 dwellings and associated access, parking and open space. Non-material amendments were made to the scheme under 10/00160/NMA, 10/00480/NMA and 10/00481/NMA. An amendment to 157 of the 750 dwellings approved under 09/00228/REM was then approved on 25/06/2010 under Reserved Matters permission 10/00143/REM. A further Reserved Matters application was submitted under 10/00308/REM and approved on 04/10/2010. This approved amended designs for an additional 115 dwellings not included in 10/00143/REM.

Policies

National Planning Policy Framework

Policy 4: Promoting Sustainable Development
Policy 6: Delivering a Wide Choice of High Quality Homes
Policy 7: Requiring Good Design
Policy 11: Conserving and Enhancing the Historic Environment

Development Plan Policies

‘Saved Policies’ P11 (R), P5 (L), P 11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan.

Policies 7, 9, 10, 13, 14, 15 and 16 of the adopted North Northamptonshire Core Spatial Strategy.
Consultations

1. **County Highway Authority** – Object to the proposal as the internal garage measurements neither comply with the adopted Design Code for Priors Hall nor do they comply with NCC Highways requirements.

2. **Environment Agency** – no objection.

3. **Northamptonshire County Council Lead Local Flood Authority** – No response received.

4. **Police Crime Prevention Officer** – No objection provided that the scheme complies with the Secured by Design requirements, particularly in respect of first floor window security.

5. **Weldon Parish Council** – object: the buildings are not ‘in-keeping’; they will not fit in with the surrounding buildings or development as a whole.

6. **East Northamptonshire District Council** - No objection.

7. **North Northamptonshire Joint Planning Unit** - A Design Review was held with the JPU who identified that a proposed dark brick would not accord with the Design Code, that certain plots needed to be relocated and that landscaping had to be better located. These comments were sent to the applicant and amended plans submitted to respond to the comments.

8. **Northamptonshire Wildlife Trust** – No comment.

9. **Inexus (Independent Water Networks)** – No comments received. However, conditions are attached to the outline planning permission.

10. **Corby Borough Council, Environmental Quality** – No objection.

Advertisement/Representations

Site notice – three notices were put up on 24th March 2016 on lamp posts fronting the application site on Croyland Mews, Elton Street and Courteenhall Drive.

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Neighbour Notification – was sent out to Lodge Park, Barratt Homes and David Wilson Homes as developers of adjacent parcels and all neighbouring dwellings that abut the application site.

**Summary of representations** – One objection has been received from Weldon Parish Council (see above). No other representations have been received.

Report

Planning Policy

The following ‘saved’ Policies are relevant in relation to this matter:

- Criterion iii of Policy P1 (E) of the Local Plan requires new development to reflect the general character of an area through design and the careful use of materials.
- Policy P11 (R) of the Local Plan seeks to ensure environmental improvements in the form of adequate protection of trees, new landscaping and traffic management/parking measures as part of housing developments.
- Policy P5 (C) of the Local Plan seeks to protect inland and ground waters from pollution and derogation as a result of development.
- Policies P5 (L) and P 11 (L) of the Local Plan require adequate play space and playing fields as part of residential development schemes.

In addition, Policy 13 of the North Northamptonshire Core Spatial Strategy outlines a number of principles to be complied with to achieve sustainable development. This includes promoting good design, planning out crime and not increasing flood risk.

Policy 14 the North Northamptonshire Core Spatial Strategy requires energy efficiency and sustainable construction.

Principle of Development

The application site is within the designated residential parcel of the outline planning
The approved and revised land use budget makes provision for 490 dwellings for the whole of Parcel R15. The residential density for this parcel is 48 units per hectare. For the whole of Parcel R18 a total of 98 dwellings were approved at a density of 38 dwellings per hectare. This proposal seeks to build 23 dwellings at an approximate density of 46 dwellings per hectare (the site is slightly larger than half a hectare). Therefore the application proposal would remain within the dwelling numbers provided in the land use budget. It would also provide for a similar density of housing per hectare to that identified in the land use budget.

As this is a reserved matter application submitted pursuant to an outline planning application as revised (13/00026/RVC) the only relevant issues to be considered below are those associated with layout, access arrangement/parking, scale, design/external appearance and landscaping.

**Layout and Scale**

The houses are arranged to follow a simple perimeter block layout, similar to the layouts approved for residential dwellings on adjacent parcels. This enables the public realm to be actively engaged with whilst protecting the private spaces. It also ensures that the principle elevations face out onto the Park Edge, creating a three storey mass fronting onto the Southern Gullet, as required by the Design Code.

This parcel falls within the Park Edge character area as defined within the Design Code. The proposal consists of three small sections of parcels, namely R18a, R15e(i) and R15e(ii) that terminate existing parcels that have already been constructed. The 23 dwellings will therefore help to complete this part of the Park Edge. The design comprises 3 storey dwellings set back from the highway boundary by the distance of the front gardens, which are only slightly longer than a car parking space. It is a formal arrangement with dwellings following the gentle curve of the highway around the corner at the edge of Parcel R18a before straightening up further south. The homes have been designed in a manner to have a strong character and sense of uniformity and thus detailing and materials have been minimised. This helps to give the 23 units a formal character. There is little space between the dwellings and there are several terraces, creating a solid, formal, three storey block which is only interspersed by the gaps created above the proposed garages.

The perimeter layout of the dwellings proposed has enabled adequate private amenity space in the form of rear gardens. The rear garden depths of properties vary from 7m to 15m, depending on individual properties. There is one dwelling however, B1, which has what is considered to be an insufficient rear garden, measuring 5m deep which increases to 7m. This has been offset by the provision of a terrace on the roof of the garage, thereby creating more than adequate amenity space for the dwelling as a whole. A total of 16 of the 23 dwellings will have these terraces above the garages. This is considered to be good design that will boost the amount of private amenity space available as a whole on this scheme. The proposed level of private amenity space for each dwelling is therefore considered to be adequate. The layout and arrangement of the scheme does not give the appearance of a cramped form of development and as such is considered to be acceptable.
Design, Character and Appearance

The North Northamptonshire Joint Planning Unit’s (NNJPU) design concerns have been addressed in the following manner: the materials for the dwellings have been simplified and a dark buff brick contrary to the Design Code has been removed; the buildings in general have been designed with a vertical emphasis which is prevalent in both the fenestration proposed and the three storey design of the dwellings; a narrow range of materials and designs have been adopted to respect the form and architecture of surrounding buildings, the materials to be used on the buildings and windows are in keeping with those advocated in the adopted Design Code; landscaping has been re-considered to ensure that the urban nature of the design is softened and each plot has a garage and external parking space to prevent an abundance of on-street parking.

Overall, the design and detailing of the houses proposed would be consistent with the ‘Park Edge’ character area as defined in the Design Code and as such is considered to be acceptable.

Amenity

The majority of the proposed dwellings are either situated so that the rear elevations face the side walls of others (with non-habitable room windows). Where the proposed dwellings are located in a more traditional manner with rear elevations facing each other the minimum separation gap of 16m is proposed. This is considered to be a sufficient distance when combined with the rear boundary treatment to prevent significant issues of overlooking.

Access and Car Parking

The location and arrangement of individual accesses to the proposed homes has been dictated by existing main (Park Road) and secondary roads (Elton Street, Courteenhall Drive and Ashby Street) which benefit from planning permission. A quirk of this scheme is that it will subsume four existing garages built as part of a previous permission and thus Plots 3-6 will have garage access to the rear. However, there is also provision for parking in front of the dwellings.

The Highway’s Engineer considers the layout to be acceptable in highway terms. He has stated that all parking spaces must be at 90 degrees to the highway, as demonstrated by the plans. However, he has objected to the proposal as the internal garage dimensions do not comply with the requirements of both the adopted Design Code for Priors Hall and also Highways Standing Advice. The internal measurements of the proposed garages are 3 metres by 6 metres. This is less than the 3.5 metres by 6 metres required by the Design Code and the 3.2 metres by 6 metres required by NCC Highways Requirements.

However, it is the case that the extant Reserved Matters permission for the site (10/00308/REM) allows for garages with internal dimensions of 2.8 metres by 5 metres. Therefore it would be unjustified to refuse this proposal on the basis of internal garage dimensions alone given that each dwelling will have at least one parking space clear of the highway in addition to the proposed garages. As such the objection from the Highway’s Engineer is noted, but it is not a justifiable reason for refusal of the scheme in this particular case. The two corner units (A3 and B1) have an awkward internal garage layout. As such the applicant is seeking to provide 2 car parking spaces clear of the highway to ensure that if these garages are impractical there is still sufficient parking space within the plot.

An informative is proposed advising the applicant to consult the Local Planning Authority in the event of any changes to the approved layout and materials as a result of any Section 38 highway agreement.

On the basis of the above, the proposal is considered acceptable on highway and parking grounds.

Crime Prevention

The Police Crime Prevention Officer considers the application proposal to be in general
compliance with designing out crime. However, there is one change that he has required to prevent a ‘buffer strip’. The applicants have amended the plans to reflect the concerns raised. A condition will also be included requiring the applicant to build the development to Secured by Design standards as required by Policy 13 of the North Northamptonshire Core Spatial Strategy.

The proposal is therefore considered to be acceptable on ‘planning out crime’ grounds.

**Refuse and Recycling**

It is important that housing layouts have acceptable provision to allow for the storage and collection of refuse and recyclables. As well as the need for all properties to have adequate space to store the various refuse and recyclable bins, the Council’s requirement is for all bins to be placed at the kerbside of the adoptable highway on collection day. Provision has been made for the storage of bins on plot and due to the distance from the adoptable highway no resident will have to move their bins an unacceptable distance on collection day.

On the basis of the above, the layout is considered acceptable in terms of being able to accommodate matters relating to refuse and recyclables.

**Landscaping**

The approach to the landscaping treatment of the development parcel has been carefully considered to reflect the aspirations of the approved Priors Hall Design Code. The design of this parcel is particularly urban and thus there is little opportunity for large structural tree planting. The submitted landscape plan lacks detail and species of proposed shrubs, thus a condition is proposed requiring further details. At this stage the landscaping scheme is considered to be acceptable, but further details are required by condition.

**Other issues**

As this is a Reserved Matters application, issues relating to sustainability, contamination, noise, surface water and foul water drainage can be pursued in relation to relevant planning conditions attached on the outline planning application (13/00026/RVC). The applicant has been reminded of this requirement by an appropriate informative.

**Conclusion**

It is concluded that the development proposed accords with the relevant ‘Saved Policies’ of the Corby Borough Local Plan and the policies contained within the North Northamptonshire Core Spatial Strategy. It is also in compliance with the approved Priors Hall Design Code for Zone 1. Therefore this application should be approved subject to the conditions attached below.

**Recommendation:**

Approval subject to the following conditions:

1. Prior to the commencement of development a detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specify type and number of species and shall use native species only. The approved landscaping scheme shall be implemented in the first planting and seeding season following the completion of the development and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of planting shall be replaced within the next planting season with others of a similar size or species.

**REASON:** In the interests of the visual appearance of the area in accordance with ‘saved’ Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

2. This approval relates to the following plans and documents:

   2138.1000 P (Location Plan)
   2138.1001 P4 (Site Plan)
   2138.1010 P5 (A-Type houses – proposed floor plans and elevations)
REASON: For the avoidance of doubt.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure the materials used in the construction of the dwellings hereby approved are appropriate to the character and appearance of the surrounding development in accordance with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Informative 1

The developer is reminded that prior to the commencement of development, condition nos. 14 (noise), 21 (contamination), 22 (details of access, egress, parking and circulation of construction traffic), 29 (surface water drainage), 30 (foul water drainage), 32 (water efficiency), 36 (sustainability appraisal) and 37 (energy consumption), in respect of the original outline planning permission ref: 04/00240/OUT (as revised by ref: 13/00026/RVC), remain to be discharged.

Informative 2

The developer is advised to liaise with the Local Planning Authority should changes be required to the layout, visibility, materials and parking arrangement associated with the development hereby approved resulting from Section 38 highway agreement.

Reasons for Approval:

This is a reserved matter planning application which forms part of the Priors Hall development, granted outline planning permission under Council reference 04/00240/OUT (as amended by 13/00026/RVC). It is also in accordance with the Priors Hall Development Framework Plan and Zone 1 Design Code Addendum.

In view of the above, having regard to the relevant provisions of the Development Plan, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development is well designed and accords with the Development Plan.

The above decision has been made having had regard to ‘saved’ Policies P11 (R), P5 (L), P11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan plus Policies 13, 14 and 15 of the adopted North Northamptonshire Core Spatial Strategy.

This is a subsequent application for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended). It is considered that given the controls via conditions and detailed and approved mitigation methods within the legal agreement that accompanied the outline application the scheme does not have an unacceptable harmful environmental impact.
Statement of Applicant Involvement

Discussions with the Applicant have lead to amended plans to address concerns raised by the North Northants Joint Planning Unit, County Highways and the Police Crime Prevention Design Advisor. The remaining outstanding points can be secured by the Planning Conditions imposed on this Approval.

**Officer Contact**

Alan Davies

Alan.davies@corby.gov.uk
Development Control Committee
Wednesday 8\textsuperscript{th} June 2016
16/00068/REM Parcels R15e(i) and (ii) and R18a, Priors Hall Development Site, Weldon, Corby

Reserved Matters application for 23 dwellings, parking and associated landscaping
Priors Hall Site Context
Context of site (proximity to amenities)

LANDSCAPE INFORMATION (FROM PRIMROSE HALL
RIGHT TO LEFT)

FOR CHILDREN
In addition to the wealth of informal play opportunities,
presented by the parkland itself, The Park will offer a
selection of formal play areas such as the Super NEAP
(neighborhood Eco-piped area for Play) in Town Gardens.
With specific areas for different age groups, this will
comprise a mix of equipment and play structures as well
as areas where sand and water can be explored,
providing challenging play experiences for children of
all ages in a safe environment.

FOR PARENTS
If you feel the need to escape for a couple of hours you
can always sneak off for a round of golf at Primrose Hall Golf
Club – followed by a spa visit to the ‘Spa’ Hap on your
back or take the dog for a long walk through the woods.
Alternatively, pick your w侵占 and show your support for
the local sport. Ways to play are diverse and exciting and
could even find you at a local and national level.

STUNNING SCENERY
One of the many unique aspects of Park Life is the
attractive setting in extensive parkland. You can choose
one of the many a sports rural walks, with public footpaths
leading through the rolling Northamptonshire countryside.
Or you might like to pop over to Codby Reservoir Lake, which
is a popular attraction not only for anglers but also those
just wanting to enjoy the fresh air and tranquil environment.

A FOREST LANDSCAPE
A sloping 600 acres of open parkland are right on your
doorstep – offering extensive areas of formal and informal
space. The landscaping of The Park has been inspired by
the parkland tradition of the Rockingham Forest area,
overlaid with a 21st century interpretation. Existing site
features have been incorporated to create a unique and
memorable landscape which is not only aesthetically pleasing
but also a place where thousands of trees for future generations to enjoy.

WILDLIFE
Here at Primrose Hall Park, we care about the wildlife and are
constantly trying to find ways of preserving the
environment whilst creating a great place for you to live.
Needless to say, with a 1200-acre site to look after, we’re
constantly finding exciting and interesting wildlife and
flowers, such as the Common Orchids. Any new orchids and
plants discovered will be able to add some of the top showy
plants to the park’s well-known and varied selection of
wildlife.
Local open space

- AMPITHEATRE
- THE GREEN
- CHILDREN'S PLAY AREA
- TOWN GARDENS
- APPLICATION SITE
- PARK
- WOODLAND WALKS

Four thousand Lime, Beech, Hornbeam, Pear and Oak trees around the park. Designed to ensure that the Park will burst into life every Spring and provide a beautiful environment for not only the people living nearby, but also for the local wildlife.
Location Plan
County Wildlife Site and application site
Nearest park
Design Principles

• Proposal based on the award-winning ‘Accordia’ development in Cambridge. Praised for its high-quality architecture, low car dependence and urban design principles.

• 100% market housing (affordable housing to be located elsewhere in Zone 1 of Priors Hall).

• Creating a single, strong street frontage facing onto the County Wildlife Site (to the immediate east).

• Not a ‘Radburn’ development (architecture versus layout).

• A secure development with private amenity space.
Accordia, Cambridge
Accordia, Cambridge
Accordia, Cambridge
Accordia, Cambridge
Accordia, Cambridge
Neighbouring development to site
Current site (viewed from north – play park)
Proposed Layout
Proposed Street Scene
A-Type House Elevations and Floor Plans
3D Street Scene from the North
3D Street Scene from the South
Proposed Boundary Treatment
Recycling and rear garden details 1
Recycling and rear garden details 2
Recycling and rear garden details 3