

Development Control Committee

Tuesday 8 November 2016

7.00 pm in The Council Chamber, The Cube, Corby

Present: Councillor Latta – Chair

Councillors Dady, Brown, Caine, Petch, Addison, Rutt, Watt & Eyles

30. Apologies for Absence

Apologies for absence were received from Councillor P Beattie, Cassidy, Goult, Riley & Sims.

31. 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.

32. Minutes of the Previous Meeting

Members were requested to approve the minutes of the Development Control Committee meeting held on 11 October 2016, copies of which had been circulated.

RESOLVED that:-

The minutes of the meeting of the Development Control Committee held on 11 October 2016, copies of which had been circulated to Members, be agreed as a correct record.

33.1 16/00376/DPA **Proposed development of 27 dwellings at Weldon Football Club Oundle Road, Weldon, Corby for Mulberry Property Developments**

The Principal Planner presented a report on a site known as Weldon Football Club located on Oundle Road, Weldon. An application had been before Committee in July 2016 and refused planning permission.

Key material changes had been made since the previous application was refused including 40% affordable housing, dwellings designed to National Space Standards, additional surfaced parking facilities for the residents of Woodside Park and a new footpath from the site along Oundle Road to link with existing pedestrian crossing point.

All relevant policies had been considered and consultation had taken place with Northants JPU, NCC Highways, NCC Principal Rights of Way Officer, Police, Fire Service, CBC Environmental Services, CBC Environmental Protection, CBC Tree Officer, NCC Planning Service, NCC Lead Local Flood Authority, Environment Agency, Anglian Water, East Midlands Electricity, Ramblers Association, CBC Culture & Leisure, CBC Housing, Sport England, Natural England, Northants Wildlife Trust, NCC Archaeological Unit, Historic England and Weldon Parish Council, all comments were contained within the officers report.

Site notices had been posted, a public notice had been placed in the ET, neighbour notification letters had been delivered and a summary of representations was included in the officer's report.

The officer concluded that the North Northamptonshire Joint Strategy 2016 strengthened the distribution and location of development with only modest growth promoted in Villages.

The assessment in section 'b. Principle of Development' of the officer's report showed how, whilst the development was not small scale nor was it infill but did fit in with the changing character of the area.

The site benefitted from a saved housing allocation (Policy R17 of the 1997 Local Plan), this policy history fed into the current policy position taking into account the proposals compliance with Policies 7 (a) and 7 (d) on balance it was felt that the scheme accorded with Policy once all material considerations had been taken into account.

It was therefore considered that the site was a well established housing allocation that was in practice bounded by existing curtilages on two sides with the Weldon Park Sustainable Urban Extension directly opposite.

Regarding the loss of the private recreational facility Policy R17 required that the facility be moved to Weldon Woodland Country Park, the Parish Council had strongly opposed this which resulted in an exercise being conducted to find a suitable location. The relocation to Rockingham Triangle provided a site of enhanced quality, which would be improved further still following the investment of the financial contribution to provide changing room facilities from the developer.

The officer's recommendation was for approval subject to the Section 106 heads of terms as outlined in the report and conditions listed below.

Mr Pearce addressed the Committee stating that he had spoken with a man who had been at the site of the application a couple of weeks ago, the man was a civil engineer there to produce a quote for works and he told Mr Pearce 'he was surprised that they would be allowed buildings so close to the fence'.

Mr Pearce explained that his main issue was vehicles, there would be far too many for the spaces provided, garages were used for things other than cars and elderly residents of Woodside Park would be a feared walking to the bus stop, the danger and pollution created by so many cars. There's no financial gain to be had and Mr Pearce respectfully requested that the application be turned down.

Mr Bernard addressed the Committee saying that the previous application was turned down because of concerns raised by the public and Councillors. The kerb had been lowered for crossing the Oundle Road but this was not safe, no credence could be given to the traffic survey conducted on Easter Sunday which lasted for half an hour. None of the original concerns had been addressed, over 700 people had signed petitions and he respectfully requested that the application be refused.

Councillor Robert McKellar addressed the Committee as Ward Councillor and spoke against the application. He said an application had already been refused, there were no significant changes to the new application, the crossing was not safe and there was a revised planning summary which argued that the pitch was private, this was not a planning consideration, formal or informal use was immaterial what was material was that the pitch was used by local children irrespective of ownership and the loss of use would give rise to loss of amenity.

Development would lead to loss of green space in Weldon which helped to maintain the character as a village green land in Weldon was dwindling due to overdevelopment, it was vitally important to preserve the green status of the football field.

There would be a negative visual impact on the Village Green, which was too narrow to play football on but was used for dog walking and general outdoor recreation. If the development was to be built it would block the current views with outlooks of urban development. Woodside Park was currently a peaceful place where residents had chosen to retire to, additional traffic would generate noise and impact upon the quiet enjoyment of the residents.

Councillor McKellar concluded that should the application be granted he would request that some obligations be included in the S106 relating to Education, pitches for children, trees planted on the boundary of the site with Woodland Park and Village Green, provision of traffic calming on Oundle Road, 40% off site affordable housing, contribution to Weldon Woodside Park for enhancing green space in and around the site and a contribution to Weldon Parish Council to enhance green space in the village, the Parish Council to determine where its spent.

Mr Silcocks addressed the Committee as the Agent for the application, he gave his full support to the officers report, he said that representatives of Weldon Football Club were at the meeting if there Members had questions for them, Mr Silcocks said that permission for the application would give Weldon Football Club enhanced facilities at Rockingham Triangle and allow the club to survive.

The football pitch was private land it was important to take this into account, Saved Policy allowed for development on the site, if better facilities were made available elsewhere there would be no loss of recreational facilities, there was a well drained pitch at Weldon Park and the play area would be enhanced and the path to it replaced.

Mr Silcocks commented that the application would assist the long standing Football Club, there would be 40% affordable housing on site and new play facilities and so he respectfully requested that the Committee give permission for the application to go ahead.

Members were still concerned about the crossing on Oundle Road, the Principal Planning Officer explained that the Highways Authority had not shown any concerns to the crossing that was currently in place.

Members were pleased to see that there was 40% affordable housing on site, Members wanted to know if there was any possibility of having a football pitch sooner on the Weldon Park site, officers explained that this was not relevant to the application in front of them but would take this to the developer of Weldon Park.

RESOLVED that:-

planning permission be granted subject to the following conditions and subject to the applicants first entering into a Section 106 obligation to secure the affordable housing provision and appropriate financial contributions towards local education, play provision and maintenance of its access, and the re-location of the football club.

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

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

2. The approved plans and documents comprise drawing numbers LLC819 –114 (Site Layout); the details of the houses contained within the 'House Type Pack' dated September 2016, received by the Local Planning Authority on 1st September 2016, and the Geotechnical and Geoenvironmental Report referenced 09-0080 Rev A (June 2015). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. Samples of the materials to be used in the construction of the external walls and roofs of the new dwellings shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The dwellings shall be constructed of the approved materials and shall thereafter be satisfactorily retained at all times.

Reason: In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

4. Details of the proposed treatment of the site boundaries, and of any other means of enclosure to be provided around the properties, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved boundary treatment shall be completed before the approved dwellings are first occupied, or within a timescale to be agreed in writing with the Local Planning Authority, and shall thereafter be satisfactorily retained at all times.

Reason: In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

5. Notwithstanding the details given on the approved plans a revised scheme for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved scheme shall be implemented in the first planting season following the completion of the development, or first occupation of the

dwellings, whichever is the sooner. The approved scheme shall be maintained by the applicants or their successors in title for a period of at least ten years to the satisfaction of the Local Planning Authority. This maintenance shall include for the replacement of any tree, hedge or shrub which is removed, becomes seriously damaged or dies, by a similar sized tree, hedge or shrub of the same species or other species as agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the locality, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

6. With the exception of the trees and hedges that are shown as being removed on the approved plans, no trees or hedges on or adjoining the site shall be lopped, topped, felled or damaged in any way without the prior written approval of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

7. Details of the construction of all new access roads, parking areas, footpaths and other external hard surfaced areas, and details of the proposed means of sealing and draining those areas, shall be submitted to, and approved in writing by, the Local Planning Authority before building construction commences. The access roads, parking areas, footpaths and other hard surfaced areas shall be surfaced, sealed and drained in accordance with the approved details, and laid out in accordance with the details shown on the approved plans before the approved dwellings are first occupied. These areas shall thereafter be satisfactorily retained at all times solely for the parking and turning of vehicles in conjunction with the approved development, in order to allow vehicles access to and from the site, and for pedestrian access.

Reason: In the interests of highway safety and to safeguard the visual amenity of the area, including the protection of nearby trees, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

8. Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall 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 and 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 and 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 to be agreed in writing with the Local Planning Authority 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 highway safety in accordance with the requirements of Policy 8 of North Northamptonshire Joint Core Strategy.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order) no garages, outbuilding, or extensions shall be constructed or erected at Plots 15, 20 and 21 without the prior written approval of the Local Planning Authority.

Reason: In order to protect residential amenities of occupants in the nearby Mobile Home park to the south and to accord with Policy 8 of The North Northamptonshire Joint Core Strategy.

10. A scheme for providing external lighting to the development, which shall include details of the nature, location and intensity of that lighting, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved lighting shall be installed in the approved positions before the dwellings hereby approved are first occupied and shall thereafter be satisfactorily retained at all times.

Reason: In the interests of reducing crime in the locality, in order to safeguard the occupiers of adjoining properties from excessive light, in the interests of visual amenity and in order to safeguard local ecology, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

11. A scheme for the collection of waste from the site shall be submitted to, and approved in writing by, the Local Planning Authority before the approved dwellings are first occupied. The approved scheme shall be implemented following the occupation of the first unit and shall thereafter be retained in place at all times thereafter.

Reason: In order to secure properly planned development and to safeguard the occupiers of the new properties from undue odour, in accordance with the requirements of Section 11 of the National Planning Policy Framework.

12. Details of the existing and proposed ground levels, and of the finished ground floor levels of the new dwellings, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The ground levels, and finished ground floor levels of the dwellings, shall thereafter be set at the approved levels.

Reason: So as to ensure that the development suitably harmonises with its surroundings, in accordance with the requirements of saved Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

13. Details of the proposed means of draining foul and surface water from the developed site, which shall be based on sustainable drainage principles, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved drainage scheme shall be completed in accordance with the approved details before the approved development is first occupied and shall thereafter be satisfactorily retained at all times.

Reason: In order to ensure that the development is satisfactorily drained, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Details of the proposed alignment and means of surfacing of the proposed footpath links shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The footpath shall be constructed in accordance with the approved details before

the approved dwellings are first occupied and shall thereafter be satisfactorily retained at all times.

Reason: In the interests of pedestrian safety, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

15. No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the requirements of Section 12 of the National Planning Policy Framework.

16. Mitigation measures set out in the Ecological Appraisal by Aspect Ecology dated September 2015 shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of safeguarding local ecology in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

17. Submission of Remediation Scheme. 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 environmental must be prepared, and is subject to the approval in writing of 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.

18. Implementation of Approved Remediation Scheme. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

19. 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 the approved Geotechnical Report by the Rolton Group (ref: 09-0080) and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of Condition 17 above, 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 in accordance with the scheme approved under Condition 18.

Reason for Conditions 17-19: 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

Informative:

The applicant's attention is drawn to this permission being subject to a Section 106 agreement.

Reasons for Approval:

The public benefits include the provision of housing which will be a useful contribution to housing land supply. The policy imperative to specifically restrict growth in villages to modest sized infill development is aimed at concentrating new growth in the urban area, Priors Hall & Weldon Park. The development is not entirely consistent with these policies but their influence is more than balanced by a number of other material considerations. These include the provisions of saved Local Plan Policy R17 that has promoted this development for a considerable time. Great weight is given to meeting the very real sporting benefits that will arise and these are of considerable local importance. Clear support for the project is given by the location of this site within the existing built up area, with close proximity to a sustainable urban extension. The balance overwhelmingly falls in favour of the principle of the development.

**33.2 16/00170/DPA Erection of up to 131 Dwellings, provision of open space and works
At Kingswood School, Gainsborough Road, Corby for Mr T Buggins**

The Planning Officer presented a report on an application to erect up to 131 dwellings, provision of open space and works on the former Kingswood School site off Gainsborough Road, Corby. The proposal included 107 dwellings for private sale and 24 affordable properties representing 18% provision for affordable homes.

Relevant policies had been considered and consultation had taken place with County Archaeology, Environmental Services, Sport England, NCC Development Management, Crime Prevention Design Advisor, Anglian Water, Natural England, Environment Agency, Lead Local Flood Authority and NCC Highway Authority, comments were contained within the officer's report.

Site notices had been erected, a public notice placed in the Evening Telegraph and neighbour notification letters sent, the report contained a summary of objection received.

The proposal was in compliance with core planning principles of the NPPF now embedded within local policy and the presumption in favour of sustainable development was applied. The applicants had provided a viability appraisal which had been independently assessed and on balance the scheme would provide an acceptable range of dwelling types and tenures.

Members raised concerns about safeguarding with regard to the school next door, they wanted to know what screening would be in place as a 1.8m high fence would not stop visibility from upstairs windows. Officers explained that they were happy sufficient boundaries would be in place.

Members asked how this application could provide a further 41 dwellings on a site previously given permission for 90, did this meet National Space Standards and was that a material consideration, also this site was just above a storm water drain which way would the water go from the balancing pond?

The officer responded by explaining that this application had been submitted before the National Space Standards came into force and so it was not required to consider the standards, the storm water course had been accepted by the Lead Local Flood Authority subject to condition.

Members also raised concerns over the fact there was no play area, it was felt that something should be provided, the Planning Solicitor advised that Members could consider deferring the recommendation to try to achieve a play area.

Councillor Addison moved the recommendation subject to a play area being agreed and deferring authority to the Head of Planning and Environment, Councillor Rutt seconded.

RESOLVED that:-

planning permission is granted subject to the conditions outlined below and the satisfactory completion of a Section 106 Agreement on the basis of the Heads of Terms and Deferred Developer Contributions shown in the report, play area and the following conditions:

Time Limit

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

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

Materials

2. Before any construction commences, samples of all materials to be used in the external construction of this development shall be submitted and agreed in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

Archaeology

3. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The relevant works shall only take place in accordance with the detailed scheme or brief pursuant to this condition.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the National Planning Performance Framework and Policy 2 of the North Northamptonshire Joint Core Strategy 2011-2031.

Noise

4. Development shall be carried out in accordance mitigation measures within the Noise Assessment (Project Ref: 27928/012 Rev: Final) by Peter Brett Associates dated April 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy 2011-2031.

Foul Water Strategy

5. 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.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

6. No building works which comprise the erection of a dwelling required to be served by water services until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to in writing by the Local Planning Authority and in conjunction with North Northamptonshire Local Lead Flood Authority. No dwelling 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 2011-2031.

Surface Water Strategy

7. No drainage works shall commence until a surface water management strategy has been submitted and agreed in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

8. No 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

submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is first occupied. The details of the scheme shall include:

- a) 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.
- b) Cross sections of all control chambers (including site specific levels of mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

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 2011-2031.

Ecology

10. Development shall be carried out in accordance with the recommendations within Extended Phase 1 Habitat Survey Report (6528.02_R_APPR_070416) by BSG Ecology dated April 2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology of the site in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2011-2031.

Boundary Treatment

11. The precise details of boundary treatments for the site shall be agreed in writing by the Local Planning Authority prior to the commencement of development (including details along the northern boundary, eastern boundary and around the balancing pond). Prior to occupation the agreed boundary treatments shall be completed in accordance with the approved details and thereafter maintained.

Reason: In the interests of amenity, crime prevention and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Landscaping

12. The landscaping scheme hereby approved shall be carried out in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Tree Protection

13. Before any equipment, machinery or materials are brought onto site, details of the fencing to be erected around the root protection areas as per the Tree Survey Report by RGS Arboricultural Consultants dated March 2016. The fencing shall be retained until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of protecting trees and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Note to Applicant:

- 1) This Notice forms only part of the planning decision and must be read in conjunction with the attached Section 106 Agreement.

Reasons for Approval:

Having regard to the existing pattern of development in the area and the relevant provisions of local, regional and national policies, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development would be of a size and scale which will not materially harm the character or appearance of the area, whilst preserving the amenity of neighbouring residents. The mitigation within the S106 Agreement and Deferred Developer Contribution mechanism is also considered acceptable. Furthermore the development will accord with the principles of sustainable development and as such the application meets in accordance with the National Planning Policy Framework and Policies 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 28, 29 and 30 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement

In accordance with paragraphs 186 and 187 of the NPPF, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, following the receipt of a revised and additional plans/clarification, the application was considered to be acceptable as submitted, and has been dealt with without delay. Policy 1 of the adopted North Northamptonshire Joint Core Strategy recommends working proactively with applicants jointly to find solutions in order that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions..

33.3 16/00197/DPA Single storey rear extension at 4 Iona Road, Corby for Mrs B Mujic

A report was presented to Committee relating to a mid terrace property where permission was being sought to build a single storey extension to the rear to provide additional living accommodation, a small single storey extension would require demolition in order for the development to take place.

All relevant policies had been considered and consultation had taken place with CBC Environmental Services. A site notice had been posted and neighbour notification letters had been sent, representations had been received and so the application had been brought to Committee.

Mr Trisic addressed Committee as the Agent, he said the extension would improve the property, the application had been for 2 storey extension but he had tried to satisfy the Planning Department over the last five months by reducing it to single storey and asked that the Committee approve the application.

RESOLVED that:-

planning permission be granted subject to the following conditions:-

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

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

2. The approved plans comprise the Location Plan, Block Plan and Existing Floor Plans and Elevations, received by the Local Planning Authority on 2nd June 2016, and the Proposed Floor Plans and Elevations dated the 13th October 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. The materials to be used in the construction of the external walls and roof of the proposed extension shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls and roof of the host dwelling.

Reason: To safeguard the appearance of the host dwelling and the character of the surrounding area, in accordance with the requirements of Saved Policy P10(R) of the Corby Borough Local Plan, Policy 8 of the North Northamptonshire Joint Core Strategy 2011 - 2031 and Sections 7 and 11 of the National Planning Policy Framework.

Reasons for Approval:

The proposal is considered to be in accordance with the requirements of Saved Policy P10(R) of the Corby Borough Local Plan, Policy 8 of the North Northamptonshire Joint Core Strategy 2011 – 2031 and Sections 7 and 11 of the National Planning Policy Framework. It is considered that the extension will safeguard the character and appearance of the host dwelling and that the dwelling so extended will remain in keeping with the street scene. It is also contended that, subject to the imposition of appropriate conditions, the proposal will safeguard the amenities currently enjoyed by the occupiers of surrounding properties and will not give rise to any undue highway safety concerns.

Statement of Applicant Involvement:

In dealing with this application Corby Borough Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has been in discussion with the applicant's agent to secure suitable amendments to the scheme.

**33.4 16/00186/COU Change of use from public house to dwelling The Woolpack,
21 Stamford Road, Weldon, Corby for RWR Weldon Ltd**

The Planning Officer presented a report requesting change of use from a public house to dwelling at The Woolpack, Weldon. The property was a Grade II listed building with the following description:

SP928916/214

WELDON STAMFORD ROAD (North side) The Woolpack Public House

GVII

Public house. Late C17/early C18. Limestone ashlar with Welsh slate and Collyweston slate roofs. Originally 2-unit plan. 2 storeys. 2-window range of C20 casements in original openings, those at first floor have moulded stone surrounds with drip moulds. Ashlar stack with moulded cornice to left and brick stack to right. C18 outbuilding with Collyweston slate roof attached to right, now forms part of public house with C20 door under wood lintel to left. Interior not inspected, but noted as having remains of an open fireplace.

Listing NGR: SP9281089653

The application was before Committee as the loss of a village facility was contrary to policy and due to an objection from the Parish Council.

Relevant policies had been considered and consultation had taken place with Weldon Parish Council, Environmental Services, Planning Policy, NCC Highways, CBC Property Services, Conservation Area and Listed Building Consultant, comments were contained within the report.

Neighbour notification letters had been sent, a site notice posted and a notice in the Evening Telegraph.

Following submission of sufficient marketing information and evidence which clearly demonstrated that the Woolpack was no longer a viable prospect, the change of use of the

Grade II listed public house to a residential dwelling was deemed acceptable when viewed against requirements contained within Policy 7 (c i) of the North Northamptonshire Joint Core Strategy.

Members commented that although it was sad to see the loss of another village facility they would agree with the officer's recommendation.

RESOLVED that:-

The application be approved subject to the following conditions

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

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

2. The development hereby permitted shall be undertaken in accordance with the following permitted plans: Location and Site Plans Drawing No. 929/05, Existing Elevations 929/02, Proposed Elevations 929/04, Existing Floor Plans 929/01, Proposed Floor Plans 929/03. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

Reason for Approval:

Evidence has been submitted which proves that the premises are unviable for the use as a public house. Subject to the conditions above the proposed change of use is considered to preserve the Weldon Conservation Area, retain the historic fabric of the Grade II listed building, ensure the long term use and protection of the building and have a better relationship with the adjacent residential properties. The proposal is therefore considered to comply with Policy 7 and 8 of the North Northamptonshire Joint Core Strategy, guidance within the National Planning Policy Framework and Planning Practice Guidance and requirements of the Planning (Listed Buildings and Conservation Area) Act 1990.

Statement of Applicant Involvement:

During the application process additional marketing information and plan alterations which included removing the two storey garage element following the conservation area consultation response was requested and provided by the applicant.

33.5 16/00281/DPA Zone 3 Link Road to provide highway access from the west (Zone1) Of the Priors Hall Park development site into the North of Zone 2 And the North of Zone 3 and other infrastructure and associated Works at Priors Hall Park Development Site, Gretton Road, Corby For Ms J Budd

A report was presented to the Committee relating to the Priors Hall Park development which straddled the boundary between Corby and East Northants. The application site for this planning application consisted of a relatively small part of the site covering the boundary of Zones 1, 2 and 3 south of the data centre in the district of East Northants and north of residential parcel R23 in Zone 1 in Corby Borough which was currently under construction. The majority of the site was scrub and woodland adjacent to the Willowbrook which passed through the northern part of the Priors Hall Park development.

The applicant had made several revisions to the planning application in order to address concerns raised during a public consultation period.

The detailed planning application sought permission for a road approximately 1000m in length, this would provide vehicular and pedestrian access into Zone 3, the East Northants Zone. There would be a spur leading into the north of Zone 2, this was the closest to Priors Hall golf Course and within Corby Borough. The application was cross boundary therefore an identical application had been submitted to East Northants Districts Council.

Relevant planning policies had been considered and consultations had taken place with the Police, NCC Highways, Local Lead Flood Authority, Environment Agency, Highways England, Northants Wildlife Trust, Historic England, CBC Environmental Services, CBC Housing, Weldon Parish Council, Gretton Parish Council, Ramblers Association, Principal Rights of Way Officer, ENDC and NCC Archaeology, comments were contained within the report.

The Officer concluded that as identified in the report and within the assessment carried out the application had been considered on the basis that the presumption in favour of sustainable development had been complied with.

In terms of the impact on historic assets the information submitted with the application sufficiently demonstrated that the development would not unacceptably affect the setting of the listed buildings.

The impact on the highway network had been assessed and the scheme demonstrated that access and connectivity to existing and proposed development would be satisfactory.

Mr Soden (Partner) of Deloitte (Administrators) addressed Committee; Mr Soden explained that he was at the meeting to assure Committee that the Priors Hall Park development would continue, the former owners were no longer involved in the development of the site. Mr Soden said that the Committee would be updated as needed and he would speak with the homeowners and builders with regard to progress on the site.

Members asked that no trees be removed during the nesting season and that the culvert should be large enough to deal with any flooding.

Officers confirmed that there were conditions relating to the removal of trees and with regard to the culverted parts of the area these were within flood zones but had been assessed, the main issue was the outflow pipe from the attenuation pond, the proposed culvert would be wide enough to deal with storm events.

RESOLVED that:-

planning permission is granted subject to the following conditions:

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure all contamination within the site is dealt with in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy.

3. The developer, all contractors and sub-contractors engaged in any form of construction work as part of the development should employ the principles of current best practice. In particular due regard should be made to British Standard BS 5228: 2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

Reason: To ensure the protection of the local amenity throughout construction works in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Reason: To ensure the protection of the local amenity throughout construction works in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the Local Planning Authority.
- Reason:** To ensure the protection of the local amenity throughout construction works in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
6. The construction phase shall be carried out strictly in accordance with the submitted Construction Management Plan (version 19.09.16) and the recommendations/ mitigation measures set out in the following sections of the ES at all times:
- 3.6 (Land Quality chapter mitigation measures)
4.5.5 (Flood Risk and Drainage chapter construction phase mitigation measures)
- Reason:** To minimise environmental impacts in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
7. The development shall only be carried out in strict accordance with the mitigation measures outlined in the Tree Survey (B.J.Unwin Forestry Consultancy – revision 23rd June 2016) submitted with the planning application. Tree protection fencing shall be erected as detailed in the survey (and accompanying Tree Retention and Protection Plan – PRHLTRP-JUN 16) prior to the commencement of any development or clearance works and it shall be retained for the duration of all works except final soft landscaping. Only those trees identified on drawing PRHLTRP-JUN 16 as being removed may be removed except by prior agreement with the Local Planning Authority (in writing).
- Reason:** To ensure the long term viability of retained trees.
8. a) The habitat reinstatement/compensatory planting identified in drawings LA12-D1A, LA12-D2A, LA12-D3A and LA12-D4A shall be implemented (in the first planting season following the completion or first use of the road - whichever comes first), and subsequently maintained/managed in accordance with the 'Biodiversity Management' information set out on those drawings.
- b) Within a period of 6 months following the commencement of development a scheme shall be submitted to the Local Planning Authority for approval in writing which sets out a process of future review of the success of habitat reinstatement/compensatory planting and (notwithstanding the approved drawings) allows for the amendment of the ongoing 'Biodiversity Management' regime if necessary to ensure the ongoing success of the habitat reinstatement/compensatory planting. Following the approval of the scheme, the required details shall be submitted at the agreed intervals and the habitat reinstatement/compensatory planting shall be maintained/managed in perpetuity in accordance with the latest details to have been approved.
- Reason:** To ensure the ecological, arboricultural and visual impacts of the development are satisfactorily compensated for in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
9. The development including any clearance works shall strictly follow the methodology set out in the 'Protected Species Method Statement for the Construction Phase of Works for the Zone 3 Link Road, Priors Hall Corby' (Deltasimons – ES appendix 2-9). The applicant is reminded that this requires involvement by an Ecological Clerk of Works at various stages.
- Reason:** In the interests of protected species in accordance with Policy 11 of the National Planning Policy Framework.
10. The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and specifications as follows: 3047(A)101G, 3047(A)102F, 3047(A)110A, 3047(A)111A, 3047(A)200C, 3047(A)201C, 3047(A)202, 3047(A)203A, 3047(P)300D, 3047(A)301, 3047(A)302C, 3047(A)310, 3047(A)400C, 3047(A)401C, 3047(A)402A, 3047(A)403, 3047(A)414A, 3047(A)415A and PRHLTRP-JUN 16.
- Reason:** For the purposes of clarity and to ensure that the development is carried out as permitted.

Informatives

The applicant is advised of the following advice by the Lead Local Flood Authority:

Section 4.3.2. of the SUDS Manual (CIRIA C697) refers to Development Runoff. Within this Section, it is acknowledged that additional datasets have been added to Flood Estimation Handbook (FEH) and rainfall depths obtained using FEH show significant differences from those obtained from Flood Studies Report (FSR) in some parts of the country. Within Northamptonshire, rainfall depths are often greater using more up to date FEH datasets than those using FSR, therefore for various storm events, greater run-off is produced and additional attenuation is likely to be required.

FEH rainfall data is more up to date than FSR (England and Wales) therefore calculations should use this FEH data to determine the volume of surface water attenuation required on site. We recognise there are uncertainties associated with the use of any datasets. In particular, FSR rainfall data should be used where the critical storm duration is less than 60 minutes, as FEH data is less robust for short duration storms. FEH rainfall data can be used to determine the volume of storage required if the critical storm duration is greater than 30 minutes.

If FEH rainfall data is not used as described above, then sensitivity testing to assess the implications of FEH rainfall must be provided. This should demonstrate that the development proposals remain safe and do not increase flood risk to third parties.

There should be no direct discharge to groundwater. All infiltration structures (permeable pavements, infiltration trenches, soakaways etc.) to be a shallow a depth as possible to simulate natural attenuation. The base of the infiltration structures shall be at least 1m above the highest seasonable water-table.

Under the terms of the Water Resources Act 1991, the Anglian Local Land Drainage byelaw prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank of the Willowbrook or the flood storage reservoir defences.

Reasons for Approval:

The Environmental Statement has been assessed by the Local Planning Authority. Responses to consultations including Natural England, Historic England, the Local Wildlife Trust, the Highway Authorities and the Environment Agency were taken into account have been considered and the Local Planning Authority concludes that the requirements for relevant mitigation would be achieved through the imposition of conditions. Subject to the conditions set out above it is considered that the proposed development will provide essential infrastructure to enable the continued sustainable development of the Priors Hall SUE.

Statement of Applicant Involvement

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, following the receipt of a revised Environment Statement and additional plans/clarification, the application was considered to be acceptable as submitted, and has been dealt with without delay. Policy 1 of the adopted North Northamptonshire Joint Core Strategy recommends working proactively with applicants jointly to find solutions in order that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services

33.6 16/00393/REG3 Installation of nine Victorian style lighting columns, Coronation Park, Elizabeth Street, Corby for Corby Borough Council

The Planning Officer presented a report for consent to install nine Victorian style light columns each 5 metres high and painted black to accord with the aesthetics of Coronation Park.

Consultation had been had with NCC Highways, Police and Environmental Services and relevant policies had been considered, a site notice had been posted and no objections had been received.

The light columns would be evenly distributed along the pathway to provide an increased sense of security for all users of the park, it was hoped this would act as a deterrent for anti social behaviour.

Members hoped that the lamps would assist with the prevention of anti social behaviour and also asked that trees were not allowed to get overgrown and obscure the lights.

RESOLVED that:-

Members approve the application subject to conditions below:

The head of planning be authorised to issue approval upon expiry of the site notice subject to no adverse representations being received.

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

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

Reason for Approval:

The proposed development is considered to be an acceptable form of development in terms of its height, design and impact upon the character and appearance of Coronation Park. The proposal is considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

Statement of Applicant Involvement:

The application raised no significant planning concerns which required the involvement of the applicant.

33.7 16/00309/REG3 Installation of 2 CCTV columns with cameras at Priors Hall Park Development Site, Stamford Road, Corby

The Planning Officer presented a report seeking consent for the erection of 2 CCTV columns and cameras which formed part of the S106 Agreement for the Priors Hall Park Development.

Relevant policies had been considered and consultation had taken place with NCC Highways, Northamptonshire Police, CBC Environmental Protection Department and Priors Hall Residents Association, comments contained within the report.

The location of the cameras was proposed for the Priors Hall Park entrance with the Weldon Roundabout where it met with the A43 Stamford Road and the newly created roundabout serving the Business Academy.

In considering the impact on residential amenity and the perception of loss of privacy the cameras would be located away from residential development with one camera being 150m from the frontage of new development on Flaxland Way and 180m from frontage of existing residential development off Stamford Road, Weldon and 300m to properties in Hobby Drive on Priors Hall Park. The cameras have a limited range and so the residential properties would not be materially harmed.

The cameras were not ANPR and satisfied the S106 agreement to capture images of cars entering and leaving Priors Hall Park.

RESOLVED that:-

Members approve subject to the following conditions:

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

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

The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and specifications as set out on Corby Borough Council plan numbers:

Location Plans (received 13th July 2016)

Column Specifications (received 13th July 2016)

Drawing of Column (received 13th July 2016)

Reason: To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Reason for Approval

Subject to the conditions above the proposed development is considered to be an acceptable form of development that does not adversely impact on the appearance of the area or the residential amenity of the nearby properties. The proposal is considered to comply with the NPPF and Policy 8 of the Joint Core Strategy.

Statement of Applicant Involvement

The application raised no significant planning concerns which required the involvement of the applicant.

34. Close of Meeting

The meeting closed at 8.20 pm.