

Application for Planning Permission

16/00069/DPA

Residential Development Of 9 Dwellings – 4 Meeting Lane, Corby

Background Details

1. The application site consists of a former vehicle workshop accessed from Meeting Lane in the Corby Old Village. It falls within the Corby Old Village Conservation Area and is adjacent to a primary school. The site is overgrown and has not been in use for a number of years.
2. The boundary with Meeting Lane is fenced off by 1.8m close boarded and metal access gates. The old industrial building is located to the rear of the site (east), with what remains of its parking area to the front. Immediately adjacent to the site are two residential properties (to the south) and a brook (to the North). Behind the site to the East are playing fields associated with the school and then the A6086 Lloyds Road, which provides a major vehicular route between the residential parts of eastern Corby and the employment land beyond it (Tata Steel and former Tata Steel works).
3. The site is well served by local amenities and is close to a number of public transport routes that connect with the wider areas. Corby Train Station is approximately 15 minutes away on foot.
4. The Old Village Conservation Area is characterised by stone built properties of varying sizes – though this part of Meeting Lane is not necessarily reflective of that character. There are Listed Buildings to the South and West, though the site is not considered to be within their setting.

Description

5. This application seeks permission for the erection of 9 residential units at 4 Meeting Lane in Corby Old Village.

History

6. The site has a limited planning history, detailed as follows:

08/00084/DPA	Two and three storey development to create 15 dwellings	Refused
08/00257/CAC	Demolition of existing factory building	Withdrawn

Policies

7. The National Planning Policy Framework (2012)
8. Policies 2, 4, 5, 6, 8, 9, 11, 15, 22, 29, and 30 of the North Northamptonshire Joint Core Strategy (2016)
9. The Planning (Listed Building and Conservation Areas) Act 1990

Consultation:

10. Local Lead Flood Authority – No objection. Referred to Standing Advice.
11. Environment Agency – No objection subject to CBC being content with partially wet access and egress.

12. CBC Environmental Protection – No objection. Recommend condition relating to contaminated land.
13. CBC Housing – No objection.
14. Northants Police – No objection.
15. NCC Archaeology – No objection. Recommend the imposition of a condition relating to an archaeological programme of works.
16. NCC Highways – Objection.
 - Need to remove planting adjacent to parking space for plot 1
 - Informal parking for adjacent property to be lost (not considered reasonable)
 - Access to fallow land (not considered reasonable)
 - Retaining walls need to be set back 1m from highway (inc footway)
 - CTMP to be conditioned

Advertisement/Representation:

17. Site Notice – Attached to lamp post outside of the site on 06th April 2016
18. Public Notice (ET) – Published in the Evening Telegraph on 31st March 2017
19. Neighbour Notifications were sent to the following –
 - 1, 2a, 3, 4, 5, 6, 7, 9, 11 Meeting Lane, Corby
 - Old Village Primary School, High Street, Corby
20. Summary of the representations made on the scheme (4 objections) –

Impact on Highways	Pollution
Impact on Character	Impact on Listed Building
Incongruous Design	Impact on Conservation Area
Loss of Privacy	Loss of light
Noise	Overdevelopment

21. These subjects are considered in full below.

Report:

Principle of Development

22. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.
23. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
24. Policy 11 of the North Northamptonshire Joint Core Strategy (JCS) identifies Corby as a Growth Town. As such it is to deliver the focus for housing development within the Borough, along with associated infrastructure, jobs and leisure facilities.
25. The NPPF is clear that local planning authorities should look favourably upon sustainable housing development on brownfield land within existing settlements. As such, it is considered that there is no in-principle argument against the proposals.

Design, Character and Heritage

26. The proposed layout would involve 9 dwellings sitting to the rear of nos 2 and 4 Meeting Lane, with a carriageway and footpaths to the North of those properties leading to the rear. There would initially be two dwellings to the immediate rear, with a further 7 units along the

back of the site, facing west. The proposal is for two distinct house types, both of which are two storey in nature.

27. There is a good degree of active street frontage throughout the scheme, with parking provided so as to maximise usage of front doors. The consultation response from Northants Police indicates that the layout and design is suitable from a security perspective. This can be further enhanced through how landscaping is planned across the site – details of which can be conditioned.
28. In terms of amenity land, all of the properties benefit from reasonably sized private gardens. The smallest of which (Plot 1) would be around 39m². For a three bed dwelling in a location well served by public open space this is considered to be reasonable. Plots 1 – 3 will have split level rear gardens for topographical and flood risk reasons; something that is reasonable in this instance and given the overall amount of outdoor space to be provided for those plots. No details are provided of bin storage – but this can be secured via condition.
29. As mentioned above, the site sits within the Old Village Area, which also wraps around it to the east. The result is that any scheme on the site would need to ensure it provided a sympathetic addition to the area – making the most of the historic character without creating a pastiche of it. The proposed houses would be situated to the rear of the site, rather than immediately adjacent to the highway – views of them would be slightly limited by this, but plots 1 – 4 would be clearly visible from the public realm.
30. The house types proposed are of a style that is distinct from the existing adjacent properties, or indeed those opposite to the site on Meeting Lane. However, these existing properties are not considered to be positively impacting upon the Conservation Area (due to their design and materials) and as such divergence from them is not in itself a problem. The scale of the proposed dwellings would be roughly equivalent to existing properties, and they would not detrimentally impact on the character of the street scene or the wider Conservation Area. Nor would they impact upon the setting of any Listed Buildings as a result of their distances from them. As such they are considered to have a less than significant harm to designated heritage assets.
31. The NPPF requires that local authorities place great weight on the conservation of designated heritage assets. The more important the assets, the greater the weight should be. Where it is considered that less than substantial harm to the significance of the designated heritage asset is made by the proposed development, this harm should be weighed against the public benefits of the proposal. In this instance, the regenerative use of brownfield land within an existing settlement for the purposes of providing additional housing units is considered to represent a benefit to the public that outweighs that harm.
32. For the reasons set out above it is considered that the proposals accord with the requirements of Policies 8 and 9 of the JCS as well as those elements within the NPPF that have regard to design, character and heritage. Furthermore, it is considered that the proposals would represent a suitable addition to the Old Village Conservation Area – and the requirements as set out at paragraph 23 (above) are met in full.

Archaeology

33. Northamptonshire County Council's Archaeologist has responded to the proposals with a request for a condition to be placed on any permission requiring an archaeological programme of works prior to the commencement of development. Doing so will ensure that the development accords with Para 141 of the NPPF and those criteria within Policy 2 of the North Northamptonshire Joint Core Strategy.

Residential Amenity

34. All of the proposed properties would benefit from private amenity space that is commensurate to its size and proximity to public open space and local amenities. The following table establishes the sizes for each plot:

Plot 1	6.5m x 7m	45.5m ²
Plot 2	7.2m x 5.4m	38.9m ²
Plot 3	7.7m x 5.4m	41.5m ²
Plot 4	7.8m x 4.7m	36.7m ²
Plot 5	6.7m x 4.8m	32.2m ²
Plot 6	8.3m x 4.8m	39.8m ²
Plot 7	8.8m x 5m + 17m x 2.7m	89.9m ²
Plot 8	8.4m x 4.7m	39.5m ²
Plot 9	8.5m x 5.7m	48.5m ²

35. Though Plots 4 and 5 are relatively small in terms of outdoor amenity provision, the site is located very close to a number of public parks, as well as to the amenities contained within Corby Old Village itself. The potential occupiers of those properties would, on balance, benefit from a reasonable provision. The rear gardens of Plots 1-7 would back on to school playing fields, and would not suffer from any concern relating to privacy as a result. Each would be surrounded by 1.8m close boarded fencing, which is sufficient. Plots 8 and 9 would back on to the primary school itself, and would also benefit from the same boundary treatment. Though the rear of Nos 2 and 4 Meeting Lane would look toward the rear amenity space of Plots 8 and 9, the distance and angle involved will ensure against privacy issues arising.
36. Concerns have been raised by the occupiers of properties on Meeting Lane about the impact of the proposals on privacy and light. The nearest plot to those properties is Plot 9, which sits side-on to the back of the rear gardens for Nos 2 and 4 Meeting Lane. The distance from the rear of Nos 2 and 4 to the side wall of Plot 9 is 9.5m – sufficient to ensure that the new property will not impact on the amount of light enjoyed in the rear of the existing properties.
37. Moreover, Plot 9 is defined as ‘House Type A’ within the submitted details. This house type entails a blank side wall (i.e. no windows or other openings) on the elevation that would face the existing properties. As such it is considered that no loss of privacy would occur. A condition removing Permitted Development Rights would secure this relationship. The rear windows on Plots 9 and 8 would face west. Any views offered by these windows to the existing properties along Meeting Lane, to the West of Plots 9 and 8, would be so acute as to ensure against any overlooking/loss of privacy.
38. The NNJCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. House Type A (2 bed, 4 person) would have an internal floor area of 67.2m² while House Type B (3 bed, 5 person) would have an internal floor area of 99.66m². This compares with the NSS, which would require 79m² for a two storey two bed, 4 persons property and 99m² for a three storey three bed, 5 persons property. As such, two of the nine properties proposed would fail to accord with the NSS – by a factor of around 15%. The remaining seven properties are very slightly above the requirements. In mitigation, House Type A does provide internal storage at ground floor and first floor level – as well as a ground floor WC alongside first floor bathroom – the amount of space within is considered to be reasonable in this instance. Though the requirements of Policy 30 are not quite met by this proposal, the development is considered to be reasonable in the degree of amenity space provided for each property when taken as a whole.
39. As such it is considered that the proposals are in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy in so far as they have regard to matters of residential amenity.

Highways and Right of Way

40. The applicant has been engaged in fairly lengthy discussions with the Highways Authority over the last year in relation to the layout of this scheme, the number of parking spaces, and the evidence provided with the application. This has led to the Revision K layout, which forms the basis of the considerations below.
41. The site would be accessed from Meeting Lane to the west, with an internal road layout that involves a straight piece of road with a rounded turning head at the far end. On first leaving Meeting Lane one would find the existing No. 4 Meeting Lane to the south and four parking bays to the north of an asphalt drive. The remaining parking bays sit to the front of the properties they serve and are accessed from the turning head. There would be 17 parking bays to serve the 9 properties, each of which surfaced in block paving. The level of parking is considered to be reasonable in the context of the location and size of the properties proposed.
42. Though the amendments made have overcome the majority of concerns raised by the Highways Authority, there remain the following outstanding objections:
 - Shrub planting to the side of the parking space for Plot 1 needs to be removed
 - The loss of informal parking opposite the access on Meeting Lane has not been adequately resolved
 - Concerns relating to the access gate into the fallow land to the north of the site (by the side of the Brook) and associated mud deposits on the highway that might occur
 - The existence of structural walls adjacent to the turning head
 - A full Construction Transport Management Plan will be required via condition.
43. The landscaping proposed on Layout K notwithstanding, the concerns re shrub planting can be overcome through the use of a condition. Though an informal on-street parking space immediately opposite the access would be lost, there would remain ample informal on-street parking on Meeting Lane to cater for the existing properties.
44. The access gate is clearly positioned so as to enable maintenance and inspection to take place along the northern boundary and brook. The nature of the land, and its size, suggests that vehicular access is going to be minimal in nature – and as such this concern is not considered to represent a reason for refusal.
45. The tracking provided suggests that a refuse vehicle will be able to manoeuvre through the site in a suitable fashion. Though the retaining wall would sit immediately adjacent to the turning head, this is not considered to represent a reason for refusal. On the single occasion per week that a refuse vehicle enters and exits the site it will do so in a necessarily slow and cautious fashion. The vehicles are well lit, include reversing noises, and are accompanied by bin collections operatives whose role it is to ensure against any issues occurring re pedestrians, vehicles and/or structures.
46. The objections discussed above are offered on the basis that the proposals do not accord with the standard requirements. This document is for guidance purposes only, and has not been adopted by CBC. The standing advice should be read alongside site-specific considerations. As a result of the above site specific considerations, it is deemed that the proposals are in accordance with the requirements of the NPPF and Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

Environmental

47. The applicant has been in discussion with the Environment Agency over the flood risk associated with the development. The site falls within Flood Zones 1, 2 and 3a (low, medium and high risk of flooding respectively) and as such the applicant was required to provide evidence that the development would be safe (as per Part of the Exception test) without increasing the risk of flooding elsewhere, and if possible reduce the risk overall.

48. Additional information was provided by the applicant in the form of an updated interrogation of the hydraulic model for the Willow Brook Central West. This evidences that the flood depth and velocities involved fall within the 'safe' definition, except for in the 65% climate change scenario in which the risk level is 'very low' and 'danger for some' at the lowest part of the access road. The impact of this would be that in a 1 in 100 year flooding event, access and egress into the site during this flood event would be through water at a depth of circa 0.3m.
49. The Environment Agency has confirmed that they are willing to remove their objection on the basis that CBC is comfortable with a partially wet access/egress. On balance, and given the wider conformity of the site in relation to adopted policies, it is considered that this is reasonable in this instance.

Contamination

50. The proposal is for residential use on land that was previously used for industrial purposes. CBC Environmental Protection were consulted on the application and raised no objection to it. They have, however, recommended a condition relating to contaminated land.
51. As a result of the above it is considered that the proposals are in accordance with the requirements related to environmental considerations and flood risk as set out within the NPPF and Policies 4, 5, 6 and 8 of the North Northamptonshire Joint Core Strategy.
52. **Recommendation: Approve subject to the following conditions**

1. Full planning permission

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

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

2. List of Approved Plans and Drawings

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

- ML/PL/100 - House Type A (Received 07.03.2016)
- ML/PL/101 – House Type B (Received 07.03.2016)
- 1538/SK01 - Site Plan and Location Plan (Received 11.11.2017)
- 1538/SK02 – Site Layout, Tracking (Received 11.11.2017)

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

3. Land affected by contamination

a). Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

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

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

C). Land affected by contamination - Implementation of Approved Remediation Scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

D). Land affected by contamination - Reporting of Unexpected Contamination

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

4. Archaeological Programme of Works

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

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

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

5. Sample Panels before specified elements started

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

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

6. Submission and Approval of Landscaping Scheme

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

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

7. Construction Transport Management Plan

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

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

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

8. Travel Plan to be submitted

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

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

9. No Further Windows

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

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

10. Accordance with Flood Risk Assessment

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

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

Statement of Applicant Involvement:

Discussions with the agent have lead to the submission of amended plans to address concerns relating to design and appearance of the scheme and to mitigate impacts on neighbouring dwellings.

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