
Applications for Planning Permission

16/00069/DPA	Residential development of 8 dwellings at Meeting Lane, Corby.
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1. Site Surroundings:

- 1.1. The application site consist 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.
- 1.2. The boundary with meeting Lane is fenced off by 1.8m close boarded fence with 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). To the rear of the site to the East are playing fields associated with the school, followed by the A6086 Lloyds Road, which provides a major vehicular route between the residential parts of eastern Corby and former Tata Steel works.
- 1.3. The site is well served by local amenities and is situated in an area with good accessibility to a number of public transport routes that connect with the wider areas. Corby Train Station is approximately 15 minutes walk from the subject site.
- 1.4. 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 the setting of the heritage assets.
- 1.5. The Willow Brook runs along the northern boundary of the site, and is set down by approximately 2m in terms of ground level. Parts of the site sit within Flood Zones 1, 2 and 3a (low, medium and high risk of flooding respectively).

2. The Proposal:

- 2.1. This application seeks permission for the erection of 8 residential units (comprising 2 x 2 bed and 6 x 3 bed)at 4 Meeting Lane in Corby Old Village.

3. The Site and It's History:

- 3.1. The site has a limited planning history, detailed as follows:
 - 08/00084/DPA – Two and three storey development to create 15 dwellings – Refused 03/06/2008
 - 08/000257/CAC – Demolition of existing factor building – Withdrawn 03/06/2008

4. Policy Context:

- 4.1. The National Planning Policy Framework (2012) – Paragraphs 47 – 51.
- 4.2. Policies 2, 4, 5, 6, 8, 9, 11, 15, 22, 29, and 30 of the North Northamptonshire Joint Core Strategy (2016) (JCS)
- 4.3. The Planning (Listed Building and Conservation Areas) Act 1990

5. Consultation:***Internal***

- 5.1. Corby Borough Council (CBC) Environmental Protection Services – No objection. Recommend condition relating to contaminated land.
- 5.2. CBC Housing – No objection.

External

- 5.3. Local Lead Flood Authority – No objection.
- 5.4. Environment Agency – No objection. Recommend imposition of condition relating to Flood Risk Assessment (FRA).
- 5.5. Northants Police – No objection.
- 5.6. Northamptonshire County Council (NCC) Archaeology – No objection. Recommend the imposition of a condition relating to an archaeological programme of works.
- 5.7. NCC Highways – Objection based on the following matters:
 - Need to remove planting adjacent to parking space for plot 1
 - Informal parking for adjacent property to be lost
 - Access to fallow land
 - Retaining walls need to be set back 1m from highway (inc footway)
 - Construction Transport Management Plan to be conditioned
- 5.8. 32 Objections have been received concerned at some or all of the issues which are summarised below:
 - Impact on Highways
 - Impact on Character
 - Incongruous Design
 - Loss of Privacy
 - Noise
 - Pollution
 - Impact on Listed Building
 - Impact on Conservation Area
 - Loss of Light
 - Overdevelopment
- 5.9. These subjects are considered in full below.

6. Advertisement/Representation:

- 6.1. Site Notice – Attached to lamp post outside of the site on 06th April 2016
- 6.2. Public Notice (ET) – Published in the Evening Telegraph 31st March 2017
- 6.3. Neighbour Notifications were sent to the following addresses:
 - 1, 2a, 3, 4, 5, 6, 7, 9, 11 Meeting Lane, Corby
 - Old Village Primary School, High Street, Corby

7. Officer's Assessment:

Key Determining Issues

- Principle of Development
- Design, Character and Heritage
- Archaeology
- Residential Amenity
- Highways and Right of Way
- Flood Risk
- Contamination

Principle of Development

- 7.1. The Para 14 of 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 the principle of development is acceptable.

Design, Character and Heritage

- 7.2. The proposed layout would consist of 8 dwelling houses 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 6 units along the back of the site, facing West. The proposal is for two distinct house types – one two storey and one 2.5 storey in nature.
- 7.3. 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 Northamptonshire Police indicates that the layout and design is suitable from a security perspective. This can be further enhanced through landscaping – details of which should be conditioned.
- 7.4. 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 and 2 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 there is sufficient space within each plot for it, and further details can be secured via use of condition.
- 7.5. As set out above, the site sits within the Old Village Area, this also wraps around it to the East. The result is that any scheme on the site would need to ensure it demonstrates that it is 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 the scheme would be slightly limited by this, but plots 1-3 would be clearly visible from the public realm.
- 7.6. 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 location) and as such divergence from them does itself constitute harm. 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 of 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.
- 7.7. 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.
- 7.8. 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 with the requirements as set out a paragraph 23 (above) are met in full.

Archaeology

- 7.9. 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 Paragraph 141 of the NPPF and the criteria within Policy 2 of the JCS.

Residential Amenity

7.10. 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:

1	x 5.4m	sqm
2	x 5.4m	sqm
3	x 4.7m	sqm
4	x 4.8m	sqm
5	x 4.8m	sqm
6	x 5m + 17m x 2.7m	sqm
7	x 4.7m	sqm
8	x 5.7m	sqm

7.11. Though plots 3 and 4 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 1-6 would back on to school playing fields and would not suffer from adverse impact relating to privacy issues. Each property would be surrounded by 1.8m close boarded fencing, which is sufficient to ensure against any loss of privacy. Plots 7 and 8 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 7 and 8, the distance and angle involved will ensure against privacy issues arising.

7.12. 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 these properties is Plot 8, which sits side-on to the back of the rear gardens of Nos. 2 and 4 Meeting Lane. The distance from the rear of Nos. 2 and 4 to the side wall of Plot 8 is 9.5m; sufficient to ensure that the new property will not impact on the level of light enjoyed in the rear of the existing neighbouring properties.

7.13. Plot 8 is defined as 'House Type A' on the submitted plans. House Type A entails a blank side wall (i.e. no windows or other openings) on the elevation that would face the existing neighbouring properties. As such it is considered that no loss of privacy would arise. A condition removing Permitted Development Rights to plots 7 and 8 would secure this relationship. The rear windows on Plots 7 and 8 would face west. Any views offered by these windows to the existing properties along Meeting Lane, to the west of Plots 7 and 8, would be so acute as to ensure against any overlooking or loss of privacy.

7.14. The JCS at Policy 30(b) requires the internal floor area of new dwellings meet the National Space Standards (NSS) 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 person property and 99m² for a three storey, three bed, 5 person property. As such, two of the 8 properties proposed would fail to accord with the NSS by a factor of around 15%. The remaining 6 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 which is considered to be reasonable in this instance. Though the requirements of Policy 30 of the JCS are not quite met by the application, the development is considered to be reasonable in terms of the space (both inside and outside) provided for each property when taken as a whole.

7.15. It is considered that the proposals are in accordance with the requirements of Policy 8 of the JCS with respect to the provision of residential amenity space.

Highways And Right of Way

7.16. 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 resulted in revisions to the scheme.

7.17. 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 spaces 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 18 parking spaces to serve the 8 properties, each of which would be 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.

7.18. The amendments to the scheme, which has included a reduction from 9 to 8 dwellings, as well as minor alterations to the layout), are considered to have overcome the concerns expressed by the Highways Authority in their recent response. The outstanding issues in relation access to the fallow land to the north of the site and loss of informal on street parking are not considered to represent reasonable grounds of objections to the scheme.

7.19. The access gate is clearly positioned 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 frequency and type; and as such this concern does not represent a reason for refusal.

7.20. The tracking evidence 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 beeps/cameras, and are accompanied by bin collection operatives whose role it is to ensure against any issues occurring regarding pedestrians, vehicles and/or structures.

7.21. The objections discussed above are offered on the basis that the proposals do not accord with the standard requirements published by NCC. 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 and 8 and 15 of the JCS in so far as they have regard to highway safety.

Flood Risk

7.22. The applicant has held discussion with the Environment Agency (EA) 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 the Exception Test), without increasing the risk of flooding elsewhere, and if possible reduce the risk overall.

7.23. Additional information has been provided, and round table discussions held with the Local Planning Authority, the applicant and Environment Agency (EA). This has led to the revised layout (and reduction in house numbers) and revised Flood Risk Assessment. The result of which has led to the new dwellings being wholly outside of the flood zone and the EA lifting its objection to the scheme and recommending the inclusion of a condition linking the development to the proposals within the revised FRA. It is therefore considered that the proposals accord with Policies 5 and 8 of the JCS and Section 10 of the NPPF in relation to managing flood risk.

Contamination

7.24. The proposal is for residential use on land that was previously used for industrial purposes. Corby Borough Council Environmental Protection Services were consulted on the application

and raised no objection to the proposal but recommended the imposition of a condition relating to contaminated land.

8. Conclusion:

- 8.1. The proposal results in the delivery of 8 new residential units into the edge of Corby Old Village centre – delivering sustainable growth in an identified Growth Town. For the reasons set out above it is considered that the proposals are in accordance with the North Northamptonshire Joint Core Strategy (2016) and the provisions of the NPPF (2012) and is therefore recommended for approval subject to conditions.

9. 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 Rev P - Site Plan and Location Plan (Received 15.03.2018)

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

3. Land affected by contamination

a). Site Characterisation

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

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

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

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

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

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

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

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

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

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

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

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

4. Archaeological Programme of Works

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

- 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 in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

8. Travel Plan to be submitted

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

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

9. No Further Windows

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

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

10. Accordance with Flood Risk Assessment

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

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

Informatives:

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers:

- Transport Statement 15038/TS/001 (28/04/2016)
- Fluvial Flood Contours (Existing) 1210/FRA/001 (08.03.18)
- Fluvial Flood Contours (Proposed) 1210/FRA/002 Rev E (13.03.18)
- Site Layout – Tracking 1538/SK02 Rev D (03/11/2017)

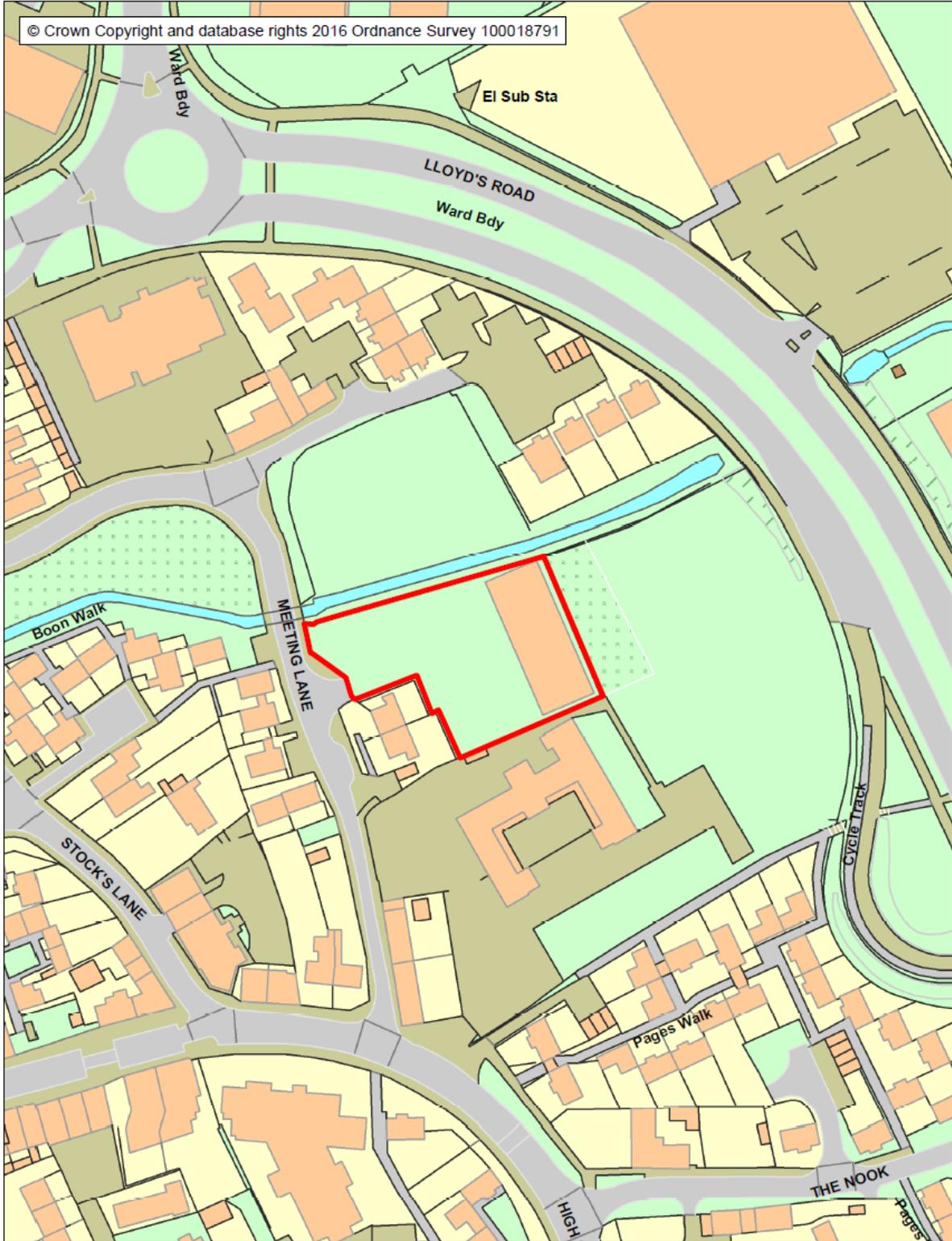
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4 Meeting Lane, Corby
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