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| 20/00301/RVC | Variation of Condition 13 (CCTV) pursuant to planning permission 17/00702/DPA (Full Planning Application for the erection of 66 two bedroomed apartments, 598sqm of retail falling within use classes A1,A2,A3,A4 and A5, 435sqm community hall, associated car parking spaces and all associated works): CCTV Provision at the Village Centre AT Little Stanion Village Centre, Corby. |
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1. Site and Surroundings

- 1.1 The application site is 1.43ha (3.53 acres) of land accessed from Roman Road at Little Stanion, Corby. Development of apartment blocks has begun in accordance with a previously approved scheme (17/00702/DPA). The site is situated roughly centrally within the village, immediately adjacent to the main access route and primary school.
- 1.2 Little Stanion New Village is located to the southeast of Corby and is accessed via the A43 and Longcroft Road. The topography of the site is such that it gradually drops from north to south.

2. The Proposal

- 2.1 The proposal the subject of this application seeks consent to vary condition 13 pursuant to planning permission 17/00702/DPA. Condition 13 relates to CCTV and states:

“A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. No part of the development hereby permitted shall be occupied before the scheme is carried out as approved.

Reason: *To design out crime and promote the well-being in the area. This will ensure the development is accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.”*

- 2.2 The applicant seeks to change the wording of this condition to:

“A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. Block C, phase 5, shall not be commenced before the scheme is carried out as approved.

Reason: *Two design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.”*

- 2.3 The rationale for this application has arisen out of a dialogue which took place between the applicant and the Police Crime Prevention Design Adviser and Corby Borough Council’s CCTV administrator. The Police and CCTV administrator requested that installation of the CCTV be delayed until the physical construction of the blocks A, B, D and E had taken place to enable sightlines to be physically verified on the ground and for the accuracy of the communication linkage between the CCTV cameras back to the mast on the village centre roundabout confirmed. As a consequence, the applicant requests that the trigger point for the implementation of the CCTV within the village centre be put back in the development process to enable this to be achieved in the most efficient manner. Experience has shown that sightlines can best be achieved by reference to the as built on the ground situation rather than reliance upon drawings which does not always ensure the sightlines can be achieved in practice. An email from the Police Crime Prevention Design Adviser requesting this deferral in installation was submitted with the application and subsequently the police consultation response reaffirms support for the application as per paragraph 4.3 below.

3. Planning History

- 3.1 A planning history search exercise was carried out on 20.09.2020 to reveal the following relevant planning site history:

| Application Reference | Proposal | Status |
|-----------------------|---|--|
| 18/00484/NMA | Non-Material amendment to 17/00702/DPA (phasing plan, fire hydrants and layout) | Approved 19 th July 2018 |
| 17/00702/DPA | Full Planning Application for the erection of 66 two bedroomed apartments, 598sqm of retail falling within use classes A1,A2,A3,A4 and A5, 435sqm community hall, associated car parking spaces and all associated works. | Granted Permission 21 st May 2018 |
| 08/00071/DPA | Full application for the mixed use square with 44 dwellings, retail units and school drop off and collection area. | Granted Permission 29 th July 2008 |
| 04/00442/OUT | Residential development of not more than 970 dwellings; public open space, primary school and community facility, associated development including provision of roads and infrastructure, access from Longcroft Road. | Granted Permission 05 th July 2006 |

3.2 Various other discharge of condition, non-material amendment and reserved matter applications have also been dealt with following from the above applications.

4. Consultations / Representations

External

- 4.1 Public consultation was carried out by way of site notice (posted up 28.08.2020) and by notification to 32.No neighbouring properties on 25.08.2020. During the statutory consultation period, which expired on 18.09.2020, no comments or objections were received.
- 4.2 The following statutory consultee responses have been received.
- 4.3 Northamptonshire Police responded on 26.08.2020 stating that *“Northamptonshire Police have no objection and fully support this application to amend the trigger point re the CCTV on Condition 13 of planning permission 17/00702/DPA.”*
- 4.4 Little Stanion Parish Council on 10.09.2020 confirmed that they formally object to any variation in the planning permission in respect of APP 17/00702/DPA.

Their reasons are as follows:

- “1. The installation of the CCTVs was a condition of the original planning permission. To-date, no just cause can be shown for a variation of the planning permission ‘to have them installed at a later date’, and for them to be installed only when, and we quote, “a scheme showing the details of CCTVs to be installed at the development shall be submitted to, and approved by the local planning authority, in writing. Block C, Phase 5 shall not be commenced before the scheme is carried out as approved” is unacceptable. The build on this development is, without question, far behind its promised completion date. The residents of Little Stanion need the safety and security of a system now, not at some date in the future.*
2. *Two of the four blocks have been constructed, so their final position is now fixed. Furthermore, the exact position of the other two blocks and the Village Hall is already known from the drawings submitted when the application was made. There is no excuse for not knowing where the CCTVs can and should be installed. The area they cover is also determined from the drawings.*
3. *It is also important that the CCTVs be installed now as Little Stanion is suffering from a rise in anti-social behaviour and cars and motor cycles speeding, especially along Roman Road. Without doubt the CCTV system would offer the desired coverage. Criminal damage to motor vehicles has also taken place so it is hoped that the CCTV system will help to deter such behaviour, as well as helping the Police to find the perpetrators.*

4. *As a further example as to why the CCTVs are needed now, our temporary village convenience shop has suffered several break-ins including one occasion when it was an armed robbery. That was a very frightening experience both for the staff held at gun point and passers-by. We don't want the owner to withdraw his service because of these occurrences. An incident such as the armed robbery goes to prove, without question, that the CCTV cameras should be installed now, both for the safety of the shop-keepers, members of the public, as well as an aid to the Police.*
5. *We urge you to reject the application in question and to insist that the CCTV system is installed forthwith."*

Internal

- 4.4 Corby Borough Council (CBC) Environmental Health (Environmental Protection) responded on 28.08.2020 and stated that they had no objection and no comments to make.

5. Planning Policy

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:
 - a) the provisions of the development plan, so far as material to the application,
 - b) any local finance considerations, so far as material to the application, and
 - c) any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.3 The development plan for the Borough of Corby comprises the North Northamptonshire Joint Core Strategy (NNJCS) 2016. The National Planning Policy Framework (NPPF) 2019 does not change the legal status of the development plan.

The National Planning Policy Framework 2019

- 5.4 The revised NPPF, originally published in 2012, was updated in February 2019 and is a material consideration in the determination of planning and related applications.
- 5.5 It contains on Paragraph 11, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on its implementation. In summary, this states in paragraph 213, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF and in regard to existing local policies, that '...due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

North Northamptonshire Joint Core Strategy 2016

- 5.6 The following policies are considered relevant to this application
 Policy 1: Presumption in Favour of Sustainable Development
 Policy 8: Place Shaping Principles
- 5.7 Officers have reviewed the Joint Core Strategy for consistency with the NPPF and consider there are no issues of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with Paragraphs 211 and 215 of the NPPF 2019.

6. Planning Considerations

- 6.1 The principle of mixed used development on this site has already been established with the granting of planning permission (17/00702/DPA) in May 2018. There has been no change in policy since the approval that would alter the principle of development with the extant

permissions. The principle has therefore already been established and is not up for debate with this application. That said, the development of this site for mixed used purposes is still in accordance with the JCS and the NPPF. Thus, the principal of this development is still considered acceptable.

- 6.2 This application seeks to amend condition 13 (CCTV) of planning permission 17/00702/DPA and seeks to vary the wording of the condition so that the timing of the implementation of the CCTV system is varied. No other material changes are proposed, therefore, the main consideration is on the impact of the change in timing of the provision of the CCTV system.

Principle of Development

- 6.3 The NPPF (2019) in paragraph 95a clearly states that creating safe environments should be taken into account by providing wider security and defence measures by appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.
- 6.4 In regards to design and impact on the character of the area, Policy 8 of NNJCS supports proposals to design out antisocial behaviour, crime and reduce the fear of crime; through the creation of the safe environments that benefit from natural surveillance, defensible spaces and other security measures; having regard to the principles of the 'Secured by Design'.
- 6.5 Furthermore, Policy 8 of the NNJCS states that protecting and safeguarding environment would ensure better quality of life; as well as safer and healthier communities.
- 6.6 Members are advised to note that this application does not seek to alter the principle relating to the provision of CCTV, simply to adjust the timing of delivery to ensure that the CCTV operates to its full potential.

Design and Character

- 6.6 The proposed purpose of the CCTV system includes:
- surveillance of the surrounding area, buildings and activity, particularly in relation to the night time economy;
 - to help deter crime, detect and prevent crime;
 - to enhance community safety
 - to assist the Local Authority in its enforcement and regulatory functions, for maintenance of Public Order.
- 6.7 The full details of the CCTV system to be installed will be provided by the applicant upon submission of the details as required by the condition, whether this variation is approved or not. As such, these details are not up for discussion as part of this application.

Third Party Comments

- 6.8 Little Stanion Parish Council have objected to the proposal, stating that the CCTV needs to be provided without delay as the area is already experiencing anti-social behaviour and criminal acts.
- 6.9 Northamptonshire Police were consulted on the application and have confirmed that they fully support the proposed variation. Whilst the concerns of the Parish Council are acknowledged, officers are satisfied that a full and thorough assessment of the proposed amendment has been undertaken between Northamptonshire Police and the CCTV administrator at Corby Borough Council. Both parties are fully supportive of the proposal and officers are satisfied that the proposed amendment is acceptable. The applicant will still be installing a comprehensive CCTV system with the details secured by condition should consent be granted by Members. Furthermore, officers consider that it makes economic sense to install the CCTV system once the buildings have all been erected to ensure that the system performs to its full capabilities and is future proofed which will be to the benefit of all parties. There are no material planning reasons as to why this proposal should be refused.

Planning Conditions

- 6.10 Conditions were imposed on the 2018 permission which required the development to be implemented within 3 years and in accordance with the approved plans. The development was required to be carried out in accordance with a Construction Transport Management Plan; in accordance with the Flood Risk Assessment; in accordance with Drainage Strategy; in accordance with the Ecology Report; an agreed Retail Mix; the Phasing Plan; Bird and Bat Boxes; Enclosures and Boundary Treatments; Hard and Soft Landscaping; Foul Water Drainage Strategy; CCTV; Extract/Ventilation System; Odour Management Plan; External Lighting; Fire Hydrants; Land Contamination, Travel Plans; RSA and Off-site Engineering, Construction and Drainage Plans; Layout and Tracking Details; Private Streets and EV Charging Points.
- 6.11 The current position in respect of the Village Centre planning permissions and conditional discharges is as follows:

Village Centre

| Description | App Ref | Date Approved | Comments |
|--|------------------------------|-----------------------------------|---|
| Erection of 66 two-bedroom apartments, 598 sqm of retail falling within use classes A1,A2,A3,A4 and A5, 435 sqm community hall | 17/00702/DPA | 21 May 2018 | Issued Full PP notice did not reflect conditions approved by CBC Committee 15 May 2018 Corrected via S.96a NMA ref 18/00484/NMA issued by CBC 19 July 2018 |
| NMA Correction of condition wording to 17/00702/DPA | 18/00484/NMA | 19 July 2018 | |
| | | | |
| Discharge of Conditions to 17/00702/DPA | | | |
| Condition 3 | 18/00456/CON | 15 Oct 2018 | CTMP |
| Condition 9 | 19/00292/CON | 19 July 2019 | Bat Boxes |
| Condition 10 | 18/00533/CON | 15 Oct 2018 | Enclosures |
| Condition 11 | 20/00317/CON | 8 Oct 2020 | Landscape |
| Condition 12 | 19/00246/CON | 30 July 2019 | Drainage Strategy |
| Condition 13 | 20/00301/RVC | Pending Consideration | S.73 Amend CCTV Delivery Timing |
| Condition 16 | Submitted 22/09/2020 | Pending Registration | Lighting |
| Condition 20 | 18/00531/CON | 21 Nov 2018 | Drainage Scheme |
| Condition 21 | 18/00494/CON | 12 Sept 2018 | Highway layout |
| Condition 23 | 20/00318/CON | Partially Discharged 29 Sept 2020 | EV Charging |
| Village Centre Sign | 20/00313/DPA 20/00314/ADV | Pending Consideration | PP & Advert Consent Application |

Compliance with the discharged conditions information will be required if this permission is granted.

- 6.10 Conditions applied to the previous permission (LPA reference 17/00702/DPA) will be re-attached to this permission, suitably amended where appropriate, should approval be granted by Members. It should be noted that the wording of conditions 8 and 17 reflect those agreed

under non-material amendment application 18/00484/NMA, approved by the LPA on 19th July 2018.

7. Conclusion

- 7.1 The proposed variation of condition 13 of planning permission 17/00702/DPA is considered acceptable. The details hereby submitted do not cause any significant harm to the character of the area or to the amenity of the nearby occupiers. The proposal is therefore considered to be in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy 2016 and the National Planning Policy Framework 2019 and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore, the decision has been reached taking into account the requirements of the National Planning Policy Framework, and is therefore recommended for approval.

Recommendation: Application be approved subject to conditions:

1. The development hereby permitted shall begin before the expiration of three years from the date of planning permission reference 17/00702/DPA, dated 21.05.2018.

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. The development shall conform in all aspects with the plans and details approved under application 17/00702/DPA, as amended by non-material amendment approval 18/00484/NMA, as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- P001 (Red Edged Village Centre Location Plan)
- P101 Rev D (Village Centre Site Layout)
- J156B - 152 Rev D (Proposed Road Markings)
- P101 (Village Centre with Topo Survey)
- P110 (Proposed External Stores)
- P200 and P201 (Block A Proposed Floorplans and Elevations)
- P300, P301, P302 (Block B Proposed Floorplans and Elevations)
- P400, P401, P402, P403, P404 (Block C Proposed Floorplans and Elevations)
- P500, P501, P502, P503 (Block D Proposed Floor Plans and Elevations)
- P600, P601 (Block E/Village Hall Proposed Floor Plans and Elevations)
- J156B-151 Rev B (Proposed Levels)

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. No development shall take place other than in accordance with the provisions set out within the approved Construction Transport Management Plan (JME 2018) as approved under application 18/00456/CON on 15th October 2018.

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.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

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.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be

implemented in full and retained thereafter.

Reason: To ensure a suitable relationship with the water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart Garratt, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

7. The retail units hereby approved shall benefit from the following uses:

Unit 1 - use classes A1 (shops), (A2) financial and professional, (A3) restaurant and café, (A4) drinking establishment

Unit 2 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)

Unit 3 - use class A1 (shops)

Unit 4 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and cafe), and A5 (Hot Food Take-Away)

Reason: To ensure an appropriate mix of retail is provided within the village and to insure against any detrimental impact associated with an over-supply of any one type in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. The development shall not proceed except in accordance with the agreed Phasing Sequence Plan P104.

Reason: To ensure that the development is satisfactorily phased and co-ordinated.

9. No development shall take place other than in accordance with the provisions set out within the approved details for Bird and Bat Boxes as approved under application 19/00292/CON on 15th October 2018 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

10. No development shall take place other than in accordance with the provisions set out within the approved details for Enclosures and Boundary Treatments as approved under application 18/00533/CON on 15th October 2018 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

- 11, No development shall take place other than in accordance with the provisions set out within the approved details for Hard and Soft Landscaping as approved under application 20/00317/CON on 08th October 2020 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

12. No development shall take place other than in accordance with the provisions set out within the approved details for implementation of the Foul Water Drainage Strategy as approved under application 19/00246/CON on 30th July 2019.

Reason: For the avoidance of doubt.

13. A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. Block C, phase 5, shall not be commenced before the scheme is carried out as approved.

Reason: To design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

14. No building works which comprise the erection of a building shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish for Retail Units 1, 2 and 4 have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment. The details are needed prior to the start of work so that measures can be incorporated into the build. This will ensure the development is accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. No use under Classes A3 , A4 or A5 within Retail Units 1, 2 and 4 herby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved odour management plan shall be complied with throughout the duration of the use.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No building or use herby permitted shall be occupied of use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. No occupation shall take place until the approved scheme for the provision of fire hydrants (as shown on Site Layout P101 Rev A) has been implemented in full. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable and retained thereafter.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the requirements of Policy 10 of the North Northamptonshire Joint Core Strategy.

18. 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 following requirements:

(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 options(s).

Where remediation is necessary, all works associated with the permission must cease and a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority before works can re-commence. 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.

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.

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.

19. The Approved Travel Plan (J156 Travel Plan Rev 4) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

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

20. No development shall take place other than in accordance with the provisions set out within the approved details for RSA and Off-Site Engineering, Construction & Drainage Plans as approved under application 18/00531/CON on 21st November 2018 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

21. No development shall take place other than in accordance with the provisions set out within the approved details for Highway Layout and Tracking Details as approved under application 18/00494/CON on 12th September 2018 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

22. In the event of any of the streets associated with the residential element of this proposed development not being proposed for adoption as public highway, the following conditions apply;

- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;

- b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;

- c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,

- d) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to

be placed within the site).

Reason: To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

23. The provision of the EV charge points and feeder pillars shall be installed as shown on the approved plan 1616-PP 011 Rev A in respect of Blocks A, B and D as partially approved under application 20/00318/CON on 29th September 2020.

For the avoidance of doubt in respect of EV charge point provision for Block C, either Option 1 or Option 2 as shown on the approved plan 1616-PP 011 Rev A, but not both, shall be installed. Prior to first occupation at Block C, confirmation shall be submitted in writing to the local planning authority confirming which of EV Charge Point Option 1 or EV Charge Point Option 2 is to be installed in respect of Block C and that identified EV Charge Point Option shall be installed to serve Block C.

Reason: To support sustainable transport objectives in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

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 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

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 property in accordance with the general interest. The interference is therefore justifiable and proportionate.

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 approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

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