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North
Northamptonshire
Council

Democratic Services
The Corby Cube,
George Street,
Corby,
Northants,
NN17 1QG

Meeting: Area Planning Committee Corby
Date: Thursday 20th January, 2022
Time: 7.00 pm
Venue: The Cube, George Street, Corby, NN17 1QG

Committee Membership:

Councillors Kevin Watt (Chair), David Sims (Vice-Chair), Jean Addison, Ross Armour, Lyn Buckingham, William Colquhoun, Alison Dalziel, Zoe McGhee and Simon Rielly

Substitutes:

Councillors Leanne Buckingham, Peter McEwan and Macaulay Nichol

A G E N D A SUPPLEMENT

The following additional appendix has now been published which was not available at the time the agenda was published.

This supplementary agenda has been published by Democratic Services.

Contact: democraticservices@northnorthants.gov.uk

Item	Subject	Page no.
06.	Planning Application 20/00365/OUT Land at Bangrave Road, Corby Outline Planning Application for the Erection of Employment Units (Classes B2, B8 & E) with Associated Car Parking, Servicing and Landscaped Areas. All Matters Reserved except Access Recommendation: Grant	3 - 4

This agenda has been published by Democratic Services.

Committee Administrator: Paul Goult

☎: 01536 464013

✉ Paul.Goult@northnorthants.gov.uk

Meetings at the Council Offices

Due to the Covid-19 pandemic seating in the Council Chamber will be limited. If you are intending to attend the meeting as a spectator, please contact the committee administrator

Where there is a need for the Council to discuss exempt or confidential business, the press and public will be excluded from those parts of the meeting only and will have to vacate the room for the duration of that business.

Public Participation

The Council has approved procedures for you to request to address meetings of the Council.

ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Wednesday 19 January 2022
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Wednesday 19 January 2022

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

If you wish to register to speak, please contact the committee administrator, Paul Goult.

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

Press & Media Enquiries

Any press or media enquiries should be directed through the Council's Communications Team to NNU-Comms-Team@northnorthants.gov.uk

Public Enquiries

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Agenda Item 6.

ADDENDUM REPORT

Application Reference: 20/00365/OUT

Outline Planning Application for the Erection of Employment Units (Classes B2, B8 & E) with Associated Car Parking, Servicing and Landscaped Areas. All Matters Reserved except Access.

The following paragraph to be added in 5.5:

Local Highways Authority (LHA):

(07.01.2022) Further revised comments have been provided by highways to correct errors within their previous response. The officer has confirmed that the Travel Plan is not accepted and an appropriately worded condition is acceptable to deal with this matter.

Paragraph 7.5.5 to be deleted and replaced by the following:

Council's Environmental Health Officer (EHO) was consulted in relation to air quality, ground contamination and noise impact due to the proposed development. Further information has been requested by EHO to fully assess the air quality, ground contamination and noise impacts. Council's Environmental Health Officer (EHO) was re-consulted in relation to additional information provided by the applicant. To control matters related to air quality, ground condition and noise impact, the EHO has confirmed acceptability of robust planning conditions to address the potential for a negative impact.

Condition 2 to be replaced by the following:

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:

- Location Plan, Dwg. No.- LP
- Indicative Proposed Site Plan, Dwg. No.-16-1105/103, Rev- C
- Proposed Site Access, Dwg. No.- 16-1105/107 Rev-B
- Transport Assessment, August 2020
- Transport Assessment Addendum, ref: T003, July 2021
- Highways Technical Note, dated January 2021
- Highways Technical Note, dated February 2021
- Stage 1 Road Safety Audit, dated November 2021 (& Designer's Response)
- ARBORICULTURAL IMPACT ASSESSMENT SURVEY & REPORT, ref: BG18.360 dated February 2019
- Correspondence ref 20-1175.01 dated 10th November 2020 prepared by Delta-Simons
- Email received from Joshua Rigby Joshua.Rigby@deltasimons.com dated 25/11/2020
- Planning and Economic Statement, September 2020
- Design and Access Statement, dated 03 August 2020

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 2016.

The following condition to be added as Condition 17:

No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and

approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.