



Area Planning Committee Thrapston

Thursday 30 June 2022

Committee Update Report

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Committee Update Report
Area Planning Committee (Thrapston) – 3rd May 2022
Index of Applications for Consideration

All plans and documents can be viewed using the link [here](#) using the Case Ref. No.

Case Ref. No. and Page No.	Location	Officers Rec.
<p>NE/21/01330/REM Page</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 3</p>	<p>Land At St Christopher’s Drive, Oundle (Extra Care scheme)</p> <p><u>Updates</u></p> <p>LLFA response received 29 June – copy included.</p> <p><u>Additional Plans and Information</u></p> <p>Updated landscaping and Arboricultural Method Statement received seeking to reflect the requested changes to the species.</p> <p>Response from Applicant to LLFA comments received 29 June relating to the two outstanding points on structural integrity of the attenuation tanks and that it would be safe when ground water rises.</p> <p><u>Representations since publication of report</u></p> <p>As set out in NE/21/01309/REM.</p> <p>Further Updates:</p>	<p>GRANT</p>

Agenda Item 7

A response from Applicant to LLFA comments was received 30 June. It relates to the two outstanding points on structural integrity of the attenuation tanks and that it would be safe when ground water rises. This information includes structural calculations, updated drawings and product literature which support the use of the attenuation tanks. The response also confirms that any roots will be contained to stop any interference with the tanks. This information has been sent back to the LLFA and officers are confident that this now addresses the LLFA response, but that their confirmation is required before reserved matters approval can be granted. As such, a change to the recommendation is set out below.

Additional Plans and Information

Updated landscaping and Arboricultural Method Statement received 28 June, seeking to reflect the requested changes to the species.

Updated Consultation response received 30 June 2022:

Tree and Landscape Officer:

I have reviewed both the amended Hard and Soft landscape details and the Tree Protection details for the Extra Care Facility reserved matters application, and they are satisfactory and I can support this application.

Condition 3 (change to list of plans/documents):

- Arboricultural Method Statement ref. JBA21185AR04 revision A – 29.06.22.
- Landscape Details ref. 2140-WWA-XX-XX-DR-L-0500 rev. T02;
- Detailed Planting Plan Sheet 1 ref. 2140-WWA-XX-XX-DR-L-0301 rev. T03;
- Detailed Planting Plan Sheet 2 ref. 2140-WWA-XX-XX-DR-L-0302 rev. T03;
- Detailed Planting Plan Sheet 3 ref. 2140-WWA-XX-XX-DR-L-0303 rev. T03;
- Detailed Planting Plan Sheet 4 ref. 2140-WWA-XX-XX-DR-L-0304 ref. T02;
- Hard Landscape Plan Sheet 1 ref. 2140-WWA-XX-XX-DR-L-0101 rev. T02;
- Hard Landscape Plan Sheet 2 ref. 2140-WWA-XX-XX-DR-L-0102 rev. T02;
- Hard Landscape Plan Sheet 3 ref. 2140-WWA-XX-XX-DR-L-0103 rev. T02;
- Hard Landscape Plan Sheet 4 ref. 2140-WWA-XX-XX-DR-L-0104 rev. T02;

	<ul style="list-style-type: none"> • Oundle Management & Maintenance Plan dated November 2021. <p>Condition 7: Prior to the occupation of the development, the drainage works required for the hereby approved development shall be undertaken in full in accordance with the following submitted details:</p> <ul style="list-style-type: none"> • ‘Planning Conditions Support Conditions 7 and 8’ ref. 1114-00-001 Rev A • Drainage Statement – Reply to LLFA Comments dated 8 June 2022 and associated plans/documents. <p>Reason: To ensure the drainage works are undertaken in accordance with the approved details.</p> <p><u>Updated Recommendation to reflect further representations from the LLFA:</u></p> <p>That reserved matters approval is not granted until the Lead Local Flood Authority is satisfied that the two outstanding matters relating to the structural integrity of the attenuation tanks and the safety of the tanks if ground water levels rise have been satisfactorily addressed. Once the LLFA is satisfied that these matters have been satisfactorily addressed, the committee delegates the power to determine the application to the Director of Place and Economy to act in accordance with the appropriate option as follows:</p> <ul style="list-style-type: none"> • If the LLFA recommends that reserved matters approval be granted for the proposed development, grant reserved matters approval subject to the conditions as listed in the report and those on the Committee Update Report or substantially similar conditions; or • If the outstanding matters cannot be resolved 5 July 2022 (or other date to be agreed) and the LLFA recommends that reserved matters approval be refused, then refuse reserved matters approval on the grounds of drainage, with the wording to be agreed with the Chair and Vice Chair of the Area Planning Committee. 	
<p>NE/21/01309/REM Page</p>	<p>Land At St Christopher’s Drive, Oundle (residential scheme)</p> <p><u>Updates</u></p>	<p>GRANT subject to LLFA satisfaction</p>

LLFA response received 29 June – copy included.

LLFA have now confirmed submitted information is satisfactory and their objection is withdrawn.

Additional Plans and Information

Clarification on the unknown species – ‘Liquidambar’, rather than ‘Liriodendron’. Tree Officer has confirmed he is aware of this species and it is acceptable. No outstanding objections.

Representation received since report publication

Received from a member of the public who has commented previously and Town Cllr Reichhold.

Representation summary:

- a) Reference to Anglian Water raising concern that they legally are not required to require the sewerage system to accommodate extreme/storm surface water flows;
- b) Concern that the matters of visitor parking; noise impact on self-build plots; traffic study of East Road were not cited as reasons for deferral by the committee;
- c) Claim that members were not aware of the three above topics;
- d) The siting of the acoustic fence and concern it is different or ‘moved’ in relation to the acoustic assessment;
- e) Question of whether the Tree Officer’s comments are completed;
- f) Concern the only reference to the location of the acoustic fence is on the landscaping plans;
- g) School access – request for confirmation that this will not be part of the development.

Officer response:

- a) Anglian Water are best placed to advise on such matters. Their advice is clear as set out in the report;
- b) The reasons for deferring the application were decided by members. In reaching this point, members had read the report and had the comments on the application available online for viewing. On the evening, members listened to registered speakers cover a number of topics. The

subsequent discussion proceeded and included the topics of parking and noise impact, including the comments of The Council's Environmental Protection Officer who answered several questions. The topic of access to the site and how this application relates to the Outline permission were also raised.

It is noted that members discussion does not need to cover every single topic or question of a development. Any matters not directly discussed does not mean they have been overlooked or missed. A decision is not reliant on matters verbally discussed as indication that they have been considered, as there are vast amounts of information in the application submission and reports that cannot be covered verbally. Such information is reviewed and considered in time leading up to the point of decision, often through reading.

c) As set out in (b), all information on the application is set out in the documents, reports as well as the representations made at a committee meeting. Given the nature of the discussion of 3 May and that access, parking and noise were all discussed as well as covered in the documents, members appeared aware of the topics.

d) The acoustic fence siting has not altered during the application. It is in the same location as considered under the acoustic report and as set out on the Site/Charter plan.

e) The Tree Officer comments are included in the report. They have since confirmed the clarification on the tree species.

f) The siting of the acoustic fence is set out on 'Charter Plan ref OUND-CP-01C.'

Representation from Cllr Reichhold

Representation summary:

- a) request that a resident access the website to see the reports;
- b) request that the LLFA and Anglian Water attend the committee meeting;
- c) concern that the LLFA and Anglian Water comments are not fully addressed.

Officer Response:

- a) reports and comments are available on the Council's website;
 b) Requests for the LLFA and Anglian Water to attend were made. The LLFA have advised they have no officers available to attend. Anglian Water advised an officer may be able to attend.

Further Updates:

Change to the recommendation, in light of the LLFA comments received 29 June in which the drainage strategy is confirmed as acceptable: New recommendation:

- That planning permission be GRANTED subject to conditions.

Changes to the conditions recommended are set out below:

Condition 7: The landscaping works shall be carried out prior to the first occupation of the development hereby approved, in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation. The hard and soft landscaping for the development hereby permitted shall be carried out strictly in accordance with following plans received on 17 June 2022, by the Local Planning Authority:

- Detailed hard and soft landscape proposals for plots and POS ref. JBA 17/172-01 rev. F;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-02 rev. F;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-03 rev. F;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-04 rev. F
- Tree Pit Detail in Soft Landscape ref. JBA 21/122-DT1;
- Measured Works Schedule – Detailed Soft Landscape Proposals for Plots and POS ref. JBA 17/172-01—04.

Reason: To ensure the landscaping is undertaken and maintained in suitable time relating to the occupation of dwelling hereby approved. It also is required in order to clarify the landscaping terms of this consent.

Condition 12:

The drainage works of the hereby approved development shall be undertaken in accordance with the following submitted details prior to the occupation of the first dwelling and shall thereafter be maintained and retained in perpetuity:

- Planning Conditions Support Conditions 7 and 8 ref. 979-00-001;
- Management of Sustainable Urban Drainage Systems dated August 2021;
- Adoptable Drainage S104 Layout ref. 979-03-01 A;
- Adoptable Drainage Details Sheet 1 Type A ref. 979-03-03;
- Adoptable Drainage Details Sheet 2 Type B ref. 979-03-04;
- Adoptable Drainage Details Sheet 3 Type D & E ref. 979-03-06;
- Adoptable Drainage Details Sheet 4 ref. 979-03-07;
- Adoptable Drainage Longitudinal Sections Sheet 1 979-04-01;
- Adoptable Drainage Longitudinal Sections Sheet 2 ref. 979-04-02 rev. A;
- Adoptable Drainage Longitudinal Sections Sheet 3 ref. 979-04-03 rev. A;
- Adoptable Drainage Manhole Schedules ref. 979-04-04 rev. A;
- Letter from Anglian Water, dated 6 December 2021 re Sewer Connection;
- Drainage Statement – Reply to LLFA comments dated 02 May 2022;

Reason: To ensure the drainage works are undertaken in accordance with the approved details.

Condition 13: Prior to the occupation of any of the dwellings hereby permitted, the detailed improvements to Right of Way UF6 and the links to Right of Way UF6, shall have been constructed as per the Proposed Planning Layout ref. AR/OU/PPL/100 rev. O and the Connectivity Statement. The links shall be retained and maintained for the lifetime of the development hereby permitted.

Reason: To ensure the development accords with Policy 21 of the outline planning permission 19/01355/OUT.

This is to remove the requirement for a link to the adjacent school as the school did not indicate they would accept an access from their site.

The Tree Officer has requested that the following condition is added to any approval, in order to be explicitly clear where the acoustic fence will sit and to ensure the wellbeing of the adjacent band of trees:

Notwithstanding the submitted information and prior to the installation of the acoustic fencing along the east boundary of the application site, the applicant shall have submitted to and received written approval from the Local Planning Authority for the following:

- A plan showing the precise position of the supporting posts along the entire length of the acoustic fencing;
- Details to demonstrate an appropriate specification for the installation of the support posts which includes an impermeable membrane between the post footings and adjacent tree roots in a manner that would prevent any poisoning to tree roots; and
- A detailed pruning specification for each tree affected by the installation of the acoustic fencing.

The development shall thereafter be carried out in accordance with the approved details and the agreed measures retained in perpetuity.

Reason: To protect the wellbeing of the existing band of trees along the eastern boundary of the application site, given that the tree band holds significant visual and amenity value.

Amendments to Informatives:

To clarify those conditions of the Outline permission that are satisfied by the permission, the following is recommended:

12.2 Condition 19 of outline permission 19/01355/OUT, relating to the Construction Management Plan, is satisfied and discharged. Other conditions that are discharged based on the details submitted include:

- 4 – lighting;
- 7 – surface water drainage scheme;
- 20 – connectivity;

- 26 – land contamination investigation.

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