



Area Planning Committee Thrapston

Wednesday 13 July 2022

Committee Update Report

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Committee Update Report
Area Planning Committee (Thrapston) – 13th July 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.
NE/22/00140/FUL Page 5	39 Old Dry Lane, Brigstock <u>Updates</u> None	GRANT
NE/22/00493/ADV Page 21	OP0038 TL0389, Cotterstock Road, Oundle <u>Updates</u> None	GRANT
NE/21/01482/FUL Page 31	4 – 6 Alfred Street, Rushden <u>Updates</u> <i>A representation was received by a Councillor on Tuesday 12th July 2022 stating the following...</i> <i>'Point 7.2.3 of your report refers to Policy 29 identifying that a target of 3,285 homes should be found within Rushden between 2011 and 2031. The bulk of this target would be met by Rushden SUE. However, could you please let me know, as it currently stands, how many homes have</i>	GRANT

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	<p><i>been provided/approved to meet this target as well as the number of windfall properties that may have come forward.'</i></p> <p>Officer comment:</p> <p>The information requested is unfortunately not obtainable within such a short turnaround (24 hours notice). However, the information will be requested from the Planning Policy team and provided to the Councillor in due course.</p> <p>The information is not relevant to the determination of this planning application.</p>	
<p>NE/22/00298/FUL</p> <p>Page 45</p> <p>Page 4</p>	<p>9 Rock Road, Oundle</p> <p><u>Updates</u></p> <p><i>Additional representation + Change to recommendation</i></p> <p>A local resident has written to re-state their objection. Points raised in the letter relate to:</p> <ul style="list-style-type: none"> • Impact on their amenity; and • Inaccuracy of the proposed plans specifically the datum points used to measure the 45 and 60 degree angles. <p>Following dialogue with the agent, it appears there <u>are</u> inaccuracies with the plans. Amended plans will be submitted, but these will require further consideration by Officers, and may alter the recommendation.</p> <p>Accordingly, the recommendation is now to DEFER the application to a future Committee, unless the re-assessment of the application changes the recommendation. A recommendation to refuse can be issued under delegated powers.</p>	<p>DEFER</p>

<p>NE/21/01505/FUL</p> <p>Page 53</p>	<p>102 Nene View, Irthlingborough</p> <p><u>Updates</u></p> <p><i>Clarifications / responses following Committee Site Visit</i></p> <ul style="list-style-type: none"> • There are conflicting views as to how long visitors can stay in the nearby Church Street car park, and whether there are overnight restrictions. The Council's website states that it is a long stay car park with a maximum stay of 24 hours, and a restriction on HGVs, but no overnight restrictions; • Following dialogue with the applicant / agent, the wall in the north west corner of the site is in dual ownership. Part of the pier adjacent to the highway would be demolished / made good but not all of it, and this would need to be agreed with the neighbouring owner through the Party Wall Agreement process; • The distance from the site boundary to the dwelling to the south is approximately 35 metres to the northern tip of the dwelling; and • A Northants fire engine is 2.3m in width <p><i>Additional representations</i></p> <ul style="list-style-type: none"> • A local resident has written in again to re-state their objection and to ask if a service strip can be provided to allow access to maintain their boundary. This will need to be a civil matter between the neighbour and landowner as the proposed site layout would not allow for this, and the maintenance of boundaries is not an unusual relationship. • Separately, another local resident has written in again to re-iterate their objection. The resident has directly emailed their letter to all Members of the Committee. Points raised in the letter relate to: <ul style="list-style-type: none"> ○ Previous reasons for refusal (application 20/01587/FUL) ○ Conservation / heritage harm ○ Highway safety concerns <p>The letter concludes that the planning balance should be to refuse rather than to approve the application. Officers do not share this view for the reasons given in the report.</p>	<p>GRANT</p>
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<p>NE/22/00168/FUL</p> <p>Page 81</p>	<p>26 Fairmead Crescent, Rushden</p> <p><u>Updates</u></p> <p>Natural England's response:</p> <p>The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.</p> <p>Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.</p> <p>Notwithstanding this, Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).</p> <p><i>Officers response:</i> This has been addressed within the report and the SPA mitigation fee has been paid</p> <p>Town Council comments on amended plans – maintain original objection</p> <ul style="list-style-type: none"> - Overdevelopment of the site resulting in inferior amenity space for both properties - Access not suitable - Shared access for bin collection - Parking provision is insufficient - Transforming a semi-detached house into a terrace would be out of keeping with neighbouring properties and cause harm to the character of the local area. <p><i>Officer Response:</i> The objection of the Town Council is noted, the comments raised have been satisfactorily addressed within the report.</p>	<p>GRANT</p>
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<p>20/00954/FUL</p> <p>Page 95</p>	<p>Land Known as the Poplars, Brick Kiln Road, Raunds</p> <p><u>Updates</u></p> <p><u>S106 Obligations</u></p> <p>The S106 obligations are noted within section 7.7 of the original committee report (appendix A, page 129), which the Applicant has agreed to. The Section 106 Agreement is currently being drafted.</p>	<p>GRANT</p>
<p>NE/21/00379/FUL</p> <p>Page 141</p>	<p>Land Opposite Elizabeth Close, Elizabeth Close, Raunds</p> <p><u>Updates</u></p> <p>LLFA response received 12 July:</p> <p><i>'We would advise that there is sufficient information available to comment on the acceptability of the proposed surface water drainage strategy for the proposed development.</i></p> <p><i>We recommend that the approval of the scheme is based on the following conditions:</i></p> <p>Condition: Surface Water Scheme</p> <p><i>Before construction commences a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing. The details of the scheme shall include:</i></p> <p><i>i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).</i></p> <p><i>ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations</i></p>	<p>GRANT</p>

iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices

iv) A map showing exceedance flow routes and a level design highlighting how over land flows will be managed preventing overwhelming of the proposed attenuation system, within the site (For details see LLFA response dated 31 May 2022).

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Condition: SuDS Maintenance

No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance shall be carried out in full thereafter.

- Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.
- The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- A site plan including access points, maintenance access easements and outfalls.
- Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development.

Condition: Verification Report

No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved surface water scheme has been submitted in writing by a suitably

qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles*
- b) As-Built Drawings and accompanying photos*
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)*
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.*
- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.*

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Should you have any questions on the conditions above, please let me know.'

Amendment to recommended conditions based on the LLFA response

To reflect the latest response from the LLFA, it is recommended that the conditions be altered as follows:

19 – To be amended to the below:

Before construction commences a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing. The details of the scheme shall include:

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices

iv) A map showing exceedance flow routes and a level design highlighting how over land flows will be managed preventing overwhelming of the proposed attenuation system, within the site (For details see LLFA response dated 31 May 2022).

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN5 of the North Northamptonshire Joint Core Strategy (2016) by ensuring the satisfactory means of surface water attenuation and discharge from the site.

20 - (foul water drainage) – to be unamended (numbered '18' on the report)

21 – (ownership and maintenance of SuDS) – to be unamended

22 – (verification report) – to be amended to reflect LLFA comments, as follows:

No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved surface water scheme has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Separate recommended additional condition:

Officers consider it may be in the interests of ensuring the road works are built to appropriate standards that the below condition is recommended:

23 - Prior to the commencement of development above slab level, a timetable for the completion of the works to the roads within the site, including the parts to be built to adoptable standards, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved timetable. The roads/highways within the site shall be built to the specifications and standards specified on the submitted details, including 'Raunds Site E ref. 19013-SK051 rev. S'. The road surfacing works shall be undertaken in full and where specified shall be to adoptable standards.

Reason: To ensure the highways element of the works are undertaken to the specifications required to ensure the development has appropriate vehicular and pedestrian access provision within the site.

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