



## **Area Planning Committee Thrapston**

**Wednesday 28 September 2022**

# **Committee Update Report**

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**Committee Update Report  
Area Planning Committee (Thrapston) – 28<sup>th</sup> September 2022  
Index of Applications for Consideration**

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

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| <p>NE/22/<br/>Page<br/>3</p> | <p><b>9 Blake Walk, Higham Ferrers</b></p> <p><u>Updates</u></p> <p>Formal response received from Higham Ferrers Town Council on 27<sup>th</sup> September to confirm that amended plans have been considered and that they no longer have any concerns regarding the proposal</p>   | <p><b>GRANT</b></p> |
| <p>NE/22/<br/>Page</p>       | <p><b>66 East Road, Oundle</b></p> <p><u>Updates</u></p> <p>A number of pre commencement planning conditions attached the original planning permission that did not appear to be discharged are no longer required to be placed on the decision notice due to the store being operational without issue for a number of years.</p> <p>The pre commencement conditions No.13 (Security Risk Assessment), No.15 (Extraction Equipment) and No.28 (On Street Parking) are no longer required. The Council would not take any enforcement action against the applicant as the conditions are not considered necessary.</p> | <p><b>GRANT</b></p> |

Agenda Item 7

Two further conditions (Nos.9 and 10) that dealt with contamination are also now no longer necessary as the remediation of the site was secured via condition No.8 and is now fully constructed and operational without issue.

It is therefore proposed that the new condition list is as follows (deletions are highlighted):

1. The development permitted commenced within 3 years of the decision notice dated 23rd November 2012.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The net sales floorspace of the supermarket shall not exceed 1400 sq m of which no more than 209 sq m shall be used for the sale of comparison goods.

Reason: To define the permission and ensure that any impact on other centres is controlled in line with the NPPF.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order with or without modification) no internal alterations shall be carried out which would result in a) an increase in the total gross floorspace of the development; or b) the subdivision of the unit.

Reason: To control the size of the store and ensure that any impact on other centres is controlled in line with the NPPF.

4. The works hereby permitted shall be carried out strictly in accordance with the following approved plans:

174\_54A-E01 - Location Plan

174-54A-P04 - Site Plan

P04C - First Floor Plan

P05A - Roof Plan

174-54A-P01 - Elevations  
 P10D - Elevations  
 P11B - Elevations

TR8110103/SK04 Rev. H - Proposed Highway Layout

GC.65982.101 - Tree Survey Plan  
 GC.65982.201A - Soft Landscaping Plan  
 Landscape Report Rev. A

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

5. The external materials are in accordance with the materials approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing Nos. 413-01-P100 and 413-010-P110.

Reason: To achieve a satisfactory elevational appearance for the development.

6. The boundary treatments are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing Nos. 413-01-P33, 413-01-P32, 413-01-P30 and 413-01-P31.

Reason: To ensure that the appearance of the development is satisfactory.

7. The development shall be implemented in accordance with the approved Site Waste Management Plan HSE-BPG-W01-101Rev7.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

8. 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 was approved and implemented in accordance with an interim verification report under condition reference 13/00490/FUL on 8th October 2013.

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.

~~9. Remediation of the land must be carried out in accordance with the terms of the approved remediation scheme, unless otherwise agreed in writing with the Local Planning Authority. 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 agreed in writing with 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.~~

~~10. 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 immediately and in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be produced, and agreed in writing with 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.~~

11. The soft landscaping works are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing No. GC.65982.301 Rev CO3.

Reason: In the interest of visual amenity.

12. The scheme shall achieve, at the least, the BREEAM rating “very good”.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

~~13. Prior to the first use of the store hereby approved a revised Security Risk Assessment Report shall be submitted to and approved by the Local Planning Authority in writing. This revision shall take into account the comments of the Crime Prevention Design Advisor and shall also include the means of security of the vehicular accesses and such details shall include that no means of security gate or bar shall be able to open over the highway. The approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.~~

~~Reason: In the interest of crime prevention and in the interests of highway safety.~~

14. The rating level of noise emitted from the proposed mechanical services plant and equipment to be installed on the site shall not exceed 30dB (A) at the nearest noise sensitive properties.

Reason: In the interest of residential amenity.

~~15. Prior to the first operation of the premises a scheme for the extraction and treatment of fumes and odours together with a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Any equipment plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The~~

~~extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme and the manufacturers instructions. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.~~

Reason: In the interest of residential amenity.

16. The timings of deliveries and servicing involving the use Heavy Goods Vehicles shall be unrestricted 7 days a week. Home deliveries from the site shall be limited to between 06:00 and 22:00 Mondays to Sundays. No delivery vehicles are to wait in a residential area during the hours of 22:00 to 06:00 hours on any day of the week before accessing the site. Any delivery vehicles which are not able to access the site immediately to load or unload outside the hours of 22:00 to 06:00 must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading.

Reason: In the interest of residential amenity.

17. A demolition construction management plan was approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated within the Construction Management Plan Rev 3.

Reasons: To ensure the amenity of any neighbouring premises is protected from noise dust and vibration. In order that the proposed construction operations do not prejudice highway safety nor cause inconvenience to other highway users. To ensure that construction traffic is directed along routes which are satisfactory and which minimise the impact of construction on others.

18. The external lighting details are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Waitrose Oundle Store Technical Submission External Lighting Drawing Nos. 1000545/E01 P1, 413-01-AZ-01 Rev C7 and P169-441-LED-R2.



Reason: In order to ensure adequate safety and security on site.

19. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted Ecological Appraisal dated September 2011 and the Bat Survey Report dated 3 October 2011 and received by the local planning authority on 26 June 2012.

Reason: In the interests of ecology and biodiversity.

20. Delivery operations at the store shall be undertaken in accordance with the Service Management Plan dated July 2022 in perpetuity.

Reason: In the interest of amenity.

21. The store hereby approved shall not operate until the off-site highway works shown in principle on drawings TR8110103/SK04 Rev. H and TR8110103/SK10 have been completed together with the parking, access and servicing arrangements shown on the approved plans.

Reason: In the interest of highway safety.

22. Deliveries to the new food store by heavy goods vehicle are to be made from the A605 via A427 Station Road. No deliveries by heavy goods vehicle are to be made via Oundle Town Centre.

Reason: In the interest of highway safety.

23. A surface water drainage scheme was approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated in the information submitted to the Environment Agency on 2nd August 2013.

Reason: To prevent the increased risk of flooding both on and off the site.

24. The development hereby permitted is in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated in the Renewable Report.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

25. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration.

26. All surface water from parking and manoeuvring areas shall be passed through a petrol interceptor prior to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturer's guidelines.

Reason: To prevent pollution to the water environment.

27. Development shall proceed in accordance with the provisions of the submitted Travel Plan prepared by Glanville, dated 22 June 2012.

Reason: In the interest of sustainable transport and highway safety.

~~28. Prior to the commencement of the development hereby permitted not including demolition removal of hardstanding and vegetation a scheme and programme for the monitoring of on street car parking on East Road North Street and Blackpot Lane at dates before the supermarket has opened for business and approximately six months and twelve months after the supermarket has opened for business shall be submitted to and approved in writing by the Local Planning Authority. The monitoring shall be carried out in accordance with the agreed scheme and programme. In the event that the monitoring identifies problems caused by staff employed at the~~

~~development parking on-street then appropriate strategies to encourage staff to travel to work by means other than sole occupancy private car or to park elsewhere shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the agreed strategies.~~

~~Reason: In the interests of highway safety and convenience.~~

Further Update

Paragraph 2.4 is to be amended to reflect the reworded condition following Environmental Protection comments...

Condition 16 is proposed to be amended to...

“The timings of deliveries and servicing involving the use Heavy Goods Vehicles shall be unrestricted 7 days a week. Home deliveries from the site shall be limited to between 06:00 and 22:00 Mondays to Sundays. No delivery vehicles are to wait in a residential area during the hours of 22:00 to 06:00 hours on any day of the week before accessing the site. Any delivery vehicles which are not able to access the site immediately to load or unload outside the hours of 22:00 to 06:00 must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading.”

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