

Minutes of a meeting of the Planning Committee (North)

At 7.00 pm on Wednesday 7th June, 2023 in the
Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Mark Rowley (Chair)
Councillor Charlie Best
Councillor Cedwien Brown
Councillor Robin Carter
Councillor Alison Dalziel
Councillor Mark Dearing

Councillor Kevin Watt
Councillor Dez Dell
Councillor Simon Rielly
Councillor Geoff Shacklock
Councillor Joseph John Smyth

Officers

Jasbir Sandhu	Development Services
Farjana Mazumder	Development Services
Bob Young	Development Services
Emma Granger	Legal Representative
Callum Galluzzo	Democratic Services

1 Apologies for non-attendance

Apologies for non-attendance were received from Councillors David Sims and Keli Watts

It was noted that Councillor Lyn Buckingham was present as a substitute for Councillor Keli Watts.

2 Members' Declarations of Interests

The chair asked members to declare any interests on items present on the agenda.

Councillor Kevin Watt declared a pecuniary interest on item 3.3 and notified the chair that he would vacate his position on the committee during deliberation of the item.

3 Applications for planning permission, listed building consent and appeal information*

The Committee considered the following application for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy. One written statement was also provided and read aloud by chair in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

4 NC/21/00072/OUT

Members received a report about a proposal for which planning permission was being sought for a proposed engineering and enabling works to level the site. Planning permission was also being sought for proposed B2 (general industrial) employment uses with all matters reserved except access at Land Off Centrix Business Park, Napier Road, Corby, Northamptonshire for Storefield Group Limited.

The Development Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report and subject to the completion of a Section 106 Agreement relating to the highways, local benefits and environmental contribution and mitigation.

Requests to address the meeting had been received from Alison Mitchell, the agent on behalf of the applicant and the Committee was given the opportunity to ask questions for clarification.

The agent stated that the proposed site was an allocated site for employment use and would provide significant employment opportunities for residents. It was also stated that the site was a derelict brown field site and the creation of the engineered platform would help to cap the site and minimise contamination associated at the site.

The Chair invited the Committee to determine the application

Members raised questions regarding flood risk, biodiversity net gain and the favourable requirement to ensure that secure remediation works take place in order to facilitate contaminated land.

Following debate it was proposed by Councillor Smyth and seconded by Councillor Dearing that the application be approved in line with the officer's recommendation.

It was **RESOLVED** that:

It was agreed that the application be APPROVED subject to the following conditions and subject to the conditions set out in the committee report and subject to the completion of a Section 106 Agreement relating to the highways, local benefits and environmental contribution and mitigation.

1. Application for approval of the reserved matters shall be made to the council before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin no later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.
2. 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:

- Site Location Plan, Dwg. No.- GM10604-004, Rev-B
- Phasing Plan - Built Development, Dwg. No.- GM10604-008, Rev-C
- Planning, Design and Access Statement, ref: 0005, January 2021
- Environmental Statement, ref: REP-0003 , V- V0.1A, January 2021
- Supplementary Environmental Information- Appendix 11.4 Dust Management Plan May 2021
- Supplementary Environmental Information- Chapter 10: Noise
- Non-Technical Summary, ref: REP-0003, V0.1, January 2021
- Preliminary Investigation Report (Desk study and site reconnaissance), ref: STP3966D-P01, Revision 2, March 2019
- Ground Investigation Report, ref: STP3996D- G01, September 2020
- Habitat Survey 2022 (Updated on March 2023)
- A43 Steel Road Junction Mitigation letter 121021, dated 12th October 2021
- Technical Note 2 - Second Response to North Northamptonshire Council-V1, June 2021
- Technical Note Response to North Northamptonshire Council-V2, May 2021
- Preliminary Construction Management Plan, January 2021
- Flood Risk Assessment, ref: 0006, September 2020

3. Details of all the reserved matters for relevant phase shall be submitted to the Local Planning Authority before any development is commenced:
 - a. Scale
 - b. Appearance
 - c. Landscaping, and
 - d. Layout
4. Approval of all reserved matters shall be submitted within 5 years of this permission. The development shall thereafter be completed in accordance with the approved details.
5. Development shall not be undertaken other than in accordance with the approved phasing plan- **Phasing Plan - Built Development, Dwg. No.- GM10604-008, Rev-C**. The Phasing Plan, with any updates and amendments, will be submitted for approval in writing by the Local Planning Authority prior to or alongside the submission of reserved matters in respect of each Phase. The development shall be implemented in accordance with the latest approved Phasing Plan.
6. Each reserved matters application shall comply with the approved Planning, Design and Access Statement, ref: 0005, January 2021.

ENVIRONMENTAL ISSUES

7. Any phase of the development hereby permitted shall not be commenced until details of an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written

approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11' or any subsequent guidance replacing this.

8. Remediation of the development hereby permitted shall be carried out in accordance with the approved remedial scheme. There shall be no deviation from the approved remedial scheme without the written approval of the LPA.
9. On completion of remediation a verification report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remedial scheme. Post remediation sampling and monitoring results shall be included in the verification report.
10. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.
11. The proposed air quality mitigation measures and associated financial contribution contained within chapter 11 of the Environmental Statement reference GM10604 dated January 2021 by Wardell Armstrong submitted with this application shall be reviewed and updated to reflect any change in air quality legislation, statutory guidance or supplementary planning guidance every three years from the date of this permission, and shall be submitted to and approved by the LPA, until all reserved matters have been agreed. The most recently approved air quality mitigation measures and associated financial contribution shall be implemented and maintained on finalisation of the development.
12. The dust mitigation and management measures contained within the Dust Management Plan reference GM10604 dated 29th June 2021 by Wardell Armstrong shall be implemented in full throughout the earthworks and construction period.
13. No development shall take place until a noise impact assessment that details the likely impact on any noise sensitive property in the context of the local noise environment, has been submitted to and been approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS 4142:2014+A1:2019. If the assessment indicates that noise from the development is likely to negatively affect neighbouring affecting residential or commercial properties then prior to the commencement of earthworks, a scheme of noise mitigation measures for this stage of works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme and any required works shall be implemented in accordance with the approved details until the earthworks are complete.

Each reserved matters application including a building, shall be accompanied by a noise impact assessment that details the likely impact on any noise sensitive property in the context of the local noise environment, and shall be accompanied by a scheme detailing the measures necessary to ensure that the

noise does not detrimentally affect the amenity of local residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS 4142:2014+A1:2019. The assessment and scheme shall be approved in writing by the Local Planning Authority prior to the commencement of the relevant development. The approved scheme shall be implemented prior to the commencement of the use of the relevant building and be permanently maintained thereafter.

14. During Earthworks and Construction, the developer should provide advance notice and details of any night working; and approved by the LPA two weeks before commencement of the proposed work. This should include details of the proposed communication with nearby receptors that may be adversely affected.

HIGHWAYS

15. Prior to first occupation details of how the footway extension on the northern side of Napier Road extends through the site to link to the Corby Northern Orbital Road access junction and layout shall be submitted, have technical approval and be constructed in full.
16. No part of the development shall be occupied prior to implementation of the Approved Travel Plan (or implementation of those parts identified in the approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
17. Prior to commencement of earthworks and construction related to the development a Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority for agreement in writing, after which any demolition, site clearance and construction shall be carried out in accordance with the agreed Construction Management Plan. The CTMP should include (but not be limited to):
 - Construction traffic routing information to include size of vehicle and tracking drawings. Any proposed abnormal loads will require separate approval. Abnormal due to weight of load, please contact northantsabload@kierwsp.co.uk Abnormal due to width or height of load, please contact mail@northants.police.uk
 - Tracking required to demonstrate access into / out of the site and sufficient set back of the gates.
 - This is to be conducted with the largest construction vehicle that will be accessing the site.
 - Details of wheel washing facilities,
 - Details of mud and dust mitigation,
 - Details of hours of operation and construction parking facilities,
18. A 4-week or one-month Megarider ticket for the local area, one per new employee for a period of 3 months should be provided at occupation.

BIODIVERSITY AND NATURE CONSERVATION

19. Prior to the commencement of any development a biodiversity net gain scheme (to achieve 1% net gain from the agreed baseline of 221.38 biodiversity units), to compensate for any identified biodiversity loss, either through onsite mitigation and/or by offsite offsetting, which scheme shall include the timing of the mitigation/offsetting measures, as well as proposals for ongoing management and maintenance for a minimum 30 year period (the minimum period) and how such management and maintenance shall be secured and funded for the minimum period shall be submitted to and approved in writing by the Local Planning Authority. The recommendations of the biodiversity net gain scheme shall be implemented as approved and shall inform the Biodiversity Monitoring Strategy to be approved under condition 20, unless otherwise agreed in writing by the local planning authority.

20. Prior to the commencement of any development a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:
 - a. Identification of the baseline condition prior to the start of the development;
 - b. Aims and objectives of monitoring to match the findings of the approved biodiversity net gain scheme and the stated purpose of the BMS;
 - c. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
 - d. Methods for data gathering and analysis;
 - e. Location of monitoring;
 - f. A timetable for the submission of monitoring reports;
 - g. Identification of responsible persons and lines of communication; and
 - h. A timetable for review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that biodiversity net gain aims and objectives are not being met in accordance with the approved biodiversity net gain scheme) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved biodiversity net gain scheme and BMS.

The BMS shall be implemented as approved.

21. Prior to occupation, a “lighting design strategy for biodiversity” for the proposal shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above

species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

22. No development shall take place within a phase or sub-phase (including demolition, groundworks, vegetation clearance) until a Construction Environmental Management Plan (CEMP: (Biodiversity)) for that phase, sub-phase or the development as a whole, has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for that phase or sub-phase or the development as a whole shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

23. A Landscape and Ecological Management Plan (LEMP) for each phase or sub-phase shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development within each phase or sub-phase of the development (excluding the Site Preparation Phase). The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation

aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

24. The approved details for soft landscaping, and other landscaping details approved under Condition 3 above (reserved matters) shall be carried out in the first planting and seeding season following the completion of development on the relevant phase and any trees or plants which, within a period of five years from occupation die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details shall be thereafter retained.

SURFACE WATER DRAINAGE AND FLOOD RISK

25. No development within any phase or sub-phase, other than the Site Preparation Phase shall take place until full details of the surface water drainage scheme for the site or phase/sub-phase, based on the Flood Risk Assessment ref GM10604 rev 0006 dated September 2020 prepared by Wardell Armstrong will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. 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.
 - ii) Details of the drainage system are to be accompanied by full and appropriately crossreferenced supporting calculations.
 - iii) The site will discharge at a maximum 2 l/s/ha of impermeable area. Attenuation basins will have 300mm residual uncertainty allowance above top water level to top of bank for the extreme 1 in 100 +40% climate change storm event. 24hrs after reaching capacity attenuation facilities should be able to accommodate 80% of the 1 in 10 year storm
 - iv) 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.
26. All subsequent reserved matters applications for the development shall make reference to the original approved Flood Risk Assessment ref GM10604 rev 0006 dated September 2020 prepared by Wardell Armstrong and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.
27. No development within any phase or sub-phase, other than the Site Preparation Phase 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 for that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan 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

28. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any 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

FOUL DRAINAGE

29. No building works which comprise the erection of a building required to be served by water services shall be undertaken until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

SUSTAINABILITY

30. Within 6 months of occupation of the development the following information shall be provided to the Local Planning Authority in respect of that building, unless otherwise agreed in writing: a BREEAM post construction report to confirm that BREEAM very good (2018), (or the equivalent standard which replaces the British Research Establishment Environmental Assessment Method which is to be the assessment when the buildings concerned are to be assessed) and that the recommended Low and Zero Carbon technologies have been installed.

BOUNDARY TREATMENT

31. Prior to the commencement of the relevant part of the development, the details of the boundary treatments (including details of the fences, gates, bollards and turnstiles) shall be submitted to and approved in writing by the Local Planning Authority. This should include a copy of the supplier's technical instructions, showing the type of fence panels and posts being proposed, and the style and locking mechanisms for the gates and turnstiles. The approved details shall be implemented and retained thereafter.

FIRE

32. No development other than groundworks and the erection of the steel frame shall take place until a scheme and timetable detailing the provision of the 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.

PD RIGHTS

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification) or provisions of the Use Classes Order (England) 1987 (as amended), no other uses other than those hereby approved (B8 with ancillary office use) shall be carried out at the application premises. No extensions, new buildings or structures or additional hard surfaced areas shall be constructed or erected without further planning permission.

(Members voted on the officers' recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

5 NC/22/00464/DPA

Members received a report about a proposal for which full planning permission was being sought for the Erection of an Entry Level Exception Site of 22 Dwellings, Associated Infrastructure and Landscaping at Land South Of Kettering Road, Weldon for Wulff Asset Management Limited.

The Development Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement.

Requests to address the meeting had been received from Cllr Colin Shepard, representative of Weldon Parish Council and Sam Silcocks, Agent on behalf of the applicant and the Committee was given the opportunity to ask questions for clarification.

Cllr Shepard raised objections to the proposed application due to the appropriateness of the proposed site in relation to the neighbouring settlement and also raised concerns regarding potential detrimental impacts the proposed application would have on neighbouring amenity.

Sam Silcocks addressed the committee and provided a brief outline for the proposed development and stated the application would provide needed affordable housing to address the local housing requirements.

The Chair invited the Committee to determine the application.

Members raised concerns regarding the historic use of the land and the potential for contaminated land which included harmful gases and odours for local residents. Concerns were also raised by members in relation to the isolated location of the proposed site in relation to local residential amenity as well as concerns regarding highways safety and sustainability.

Following debate it was proposed by Councillor Best and seconded by Councillor Watt that the application be refused contrary to the officers recommendation.

It was **RESOLVED** that:

It was agreed that the application be REFUSED for the following reasons:

1. The proposal is located in an unsustainable isolated location which would result in significant harm in terms of residential amenity for any future resident which cannot be outweighed by economic or social benefits that may result from the proposed development. The proposal is therefore contrary to the National Planning Policy Framework 2021 and Policies 1, 8 and 13 of the North Northamptonshire Core Spatial Strategy (2016).
2. Insufficient information has been submitted to allow a full assessment of the potential risk to the development from landfill gas of the historic landfill site which is 250m away from the application site. Due to this the proposal is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

3. The applicant has failed to complete a suitable S.106 Agreement to deliver the contributions required in terms of early years, primary education, secondary education, library, provision of 2m wide footpath link and details of affordable housing provision. The proposed development would be contrary to the requirements of policies 7, 10 and 30 of the North Northamptonshire Joint Core Strategy (2016), Planning Obligations Supplementary Planning Document (2017) and the advice contained within the National Planning Policy Framework (2021).

(Members voted on the motion to refuse the application)

(Voting: Unanimous)

The application was therefore
REFUSED

6 NC/23/00057/DPA

Members received a report about a proposal for which retrospective planning permission was being sought for the Insertion of a window to first-floor side elevation of existing garage at 4 Appleton Gardens, Gretton, for Mr Fitzgerald.

The Development Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Sarah Charlton-Collis, third party objector as well as a written statement from Daniel Fitzgerald, the applicant and the Committee was given the opportunity to ask questions for clarification.

Sarah Charlton Collis addressed the committee and raised concerns as well as objections to the application in relation to privacy and overlooking issues.

Daniel Fitzgerald submitted a written statement that was read aloud to the chair which spoke in support of the application and provided context to the members in terms of use of the garage.

The Chair invited the Committee to determine the application

Members raised questions in relation to seeking an adequate compromise for all parties involved. It was heard that any changes to the transparency of the subject window may also result in a loss of light to the applicant.

Following debate it was proposed by Councillor Smyth and seconded by Councillor Best that the application be approved in line with the officer's recommendation.

It was **RESOLVED** that:

It was agreed that the application be APPROVED subject to the following conditions

1. The in-situ window development shall be retained in accordance with the plans and details hereby approved, unless otherwise agreed by the Local Planning Authority.

Schedule of Plans

FLOOR PLAN _ ELEVATIONS 0010/20/FA 22.02.2023

(Members voted on the officers' recommendation to approve the application)

(Voting: For 6, Against 5)
The application was therefore
APPROVED

7 NE/22/01271/FUL

ITEM WITHDRAWN

Members received an update which stated that officers had reviewed the above application scheduled for the North Area Committee for the 7th June and following officer discussions, had requested that this item be withdrawn from the agenda with immediate effect.

Officers' considered it necessary to re-assess data relating to the micro and macro need for the proposed care home and its specific use within Class 2. This was important due to the site's location in open countryside which also included a garden centre and café.

This delay would have also allowed for a further assessment of the Biodiversity and Landscape visual matters relevant in this case.

To conclude, Officers' considered that further information would be required from the applicant, before the application can proceed to be considered by members.

8 Delegated Officers Report

None

9 Exempt Items

None

10 Close of Meeting

Chair

Date