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**North
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Council**

Meeting: Area Planning Committee Corby
Date: Thursday 22nd July, 2021
Time: 7.00 pm
Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the Area Planning Committee Corby

Councillors Watt (Chair), Sims (Vice-Chair), Addison, Armour, Buckingham, Colquhoun, Dalziel, McGhee and Rielly

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Items requiring a decision			
03	Applications for planning permission, listed building consent and appeal information*		
	I) NC/21/00083/DPA: First Floor extension to enclose existing balcony area.	Planning Officer	11 – 16
	II) NC/21/00065/DPA: First Floor extension to create accommodation at first floor level, single storey extension and internal alterations.	Planning Officer	17 – 26
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	Adele Wylie, Monitoring Officer North Northamptonshire Council  Proper Officer 13/07/2021		

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

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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 21 st July 2021
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 21 st July 2021

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Area Planning Committee Corby

Monday 29 June 2021

7.00 pm Council Chamber, The Cube, Corby

Present: Councillor Watt – Chair

Councillors McGhee, Addison, L Buckingham, Dalziel, Sims, Colquhoun, Armour and Rielly.

5. Apologies for Absence

There were apologies for absence from Councillor Buckingham, Councillor Rielly substituted.

6. Declarations of Interest

Members were asked to declare any personal interests they may have in the business to be discussed and/or indicate whether this was prejudicial or non-prejudicial, the nature of any interest, and whether they intended participating in the relevant agenda item. Councillors Watt and Sims declared a prejudicial interest in item NC/21/00036/DPA Change of use of land from Agricultural to Residential – Ashley Road, Middleton, Councillor Watt would leave the meeting for this item and Councillor Sims would be speaking as a Ward Councillor and would not vote on the item.

Committee were advised by the Planning Management Manager that item 6 on the Agenda had been withdrawn by the Applicant and so no decision would be made on the application.

Chair advised that item 5 would be moved up the Agenda with item 4 being taken after.

7. Planning Applications

7.1 20/00594/DPA Revised proposal for erection of pair of 2 storey semi-detached dwellings – land to the rear of 26 – 40 Oakley Road, Corby.

The report before Committee was a revised proposal on a previous submission for 3 storey properties which raised objections from neighbours, the revised proposal had also raised objections.

Relevant policies had been considered and consultation had taken place with both internal and external consultees, the Police/Fire Authority had made some recommendations which were contained within the report including the fact that the proposed scheme in terms of access was unacceptable.

The Officer concluded that the site was sustainable being near the town centre, however, there were concerns about the access via Railside Lane as there were no passing points, this would not be acceptable from a highway safety aspect, therefore the proposal was contrary to Policy 8 of the Core Strategy, secondly the overbearing impact of the new flats under construction to

the north of the site would result in a low level of privacy, this would be contrary to the aims of the NPPF and Policy 8 of the Core Strategy.

Members were concerned about the narrowness of the lane and asked if it could be widened. The Officer explained that the lane was in the ownership of people living in row of terraces and they would all have to agree.

Members asked about bin lorries and emergency services access.

The Officer said they would not be able to access the site and in the case of fire a sprinkler system would have to be fitted.

RESOLVED that: -

The application be refused in line with the Officer's recommendation.

At this point Councillor Watt asked for nominations for Chair for the next item as both he and the Vice Chair Councillor Sims had declared a prejudicial interest, Councillor Addison nominated Councillor Dalziel and Councillor Rielly seconded. Councillor Watt left the Chamber and Councillor Sims took a seat away from the Committee to speak as Ward Councillor.

7.2 NC/21/00036/DPA Change of use of land from Agricultural to Residential – Ashley Road, Middleton.

Councillor Sims addressed the Committee as Ward Councillor, he thanked the Committee for the opportunity to speak and agreed with the Officers recommendation to refuse the application.

The site was in open countryside and did not comply with several policies both national and the local the JCS. Paragraph 127 NPPF says that a development should add to the overall quality of the area and be sympathetic to the local character and landscape. This development is in the Welland Valley open countryside and the field is an historic ridge and furrow. The proposal is in contravention of this policy.

Planning policy 25 for traveller sites says the LPA should restrict development in open countryside and weight should be given to brown fields sites for travellers. This is not a brownfield site but an attractive picturesque location that many have enjoyed over the years and hope future generations will do too.

Policy 31 of the JCS states that development sites should link to existing settlements with a suitable range of services.

The local community instructed an approved licenced company to carry out an impact assessment which highlighted several significant issues in conclusion it did not support this development proposal.

In terms of Ecological impact, the report covers this in detail, this was a flourishing habitat for wildlife that needed to be protected from further damage.

All applications for gypsy or traveller sites should be determined in accordance with NPPF policy and of course with Policy 31 of the JCS that is until the Gypsy and Traveller Site Allocations Plan is in place.

Sarah Brant addressed Committee as Chair of Middleton Parish Council and on behalf of 354 objectors and 4 other Parish Councils around the site.

In summary our objections are:

- There is insufficient information to allow an accurate assessment and determination. This application is so poor - we are shocked that it was validated.
- The cumulative impact of proposals for traveller sites just outside Middleton is disproportionate to the size of our community
- The application has an adverse impact on highway safety given its location
- It would impact adversely on biodiversity, ecology, and historic landscape features.
- There is no attempt to show a net biodiversity gain.
- There is inadequate information on foul water disposal and
- The site would be an inappropriate urbanisation of the rural area with an adverse impact on adjoining fields.

The Highways Agency had identified serious problems with the application and requested further information which had not been forthcoming.

The Officer's report was welcomed by objectors but there were two points that would build on the report:

Firstly, sewage disposal. The installation of a package sewage system is complex and requires

- suitable drainage
- the correct ground conditions, ground water levels and percolation.

Streams to the east and west of the site feed into the Welland and without proper consideration of the local hydrology there was a considerable risk of contamination so close to a flood plain.

We disagree with the report in this respect, as our advice is that planning approval conditioning a package treatment system, would be extremely ill advised and rather its suitability should be determined prior to consideration of the application.

Secondly, the County's Principal Ecological Adviser states that a further study would be needed to ascertain the existence of Great Crested Newts. The Residents Action Group had recently commissioned a study in the surrounding fields and research had confirmed evidence of GCN within 500m of the site.

We ask members of the Committee to lobby for the urgent identification of a five-year land supply for traveller accommodation. We understand that consultancy work is ongoing, looking at the possible extension of existing sites and we urge its swift conclusion in order that unauthorised developments in unsustainable rural locations such as this, do not continue to proliferate.

Chair thanked the speakers, and the Officer presented his report.

The application sought change of use from agricultural to residential to provide 5 gypsy and traveller pitches including hardstanding ancillary to that use. Located off Ashley Road the land lies within open countryside and comprised of grassland with access off Ashley Road.

The front boundary consisted of mature vegetation consisting of hedgerow, a self-seeded tree and 5 bar-gate for access. The site was bounded by agricultural land on 3 sides and by Ashley Road was the Van Oppen Equine Yard. The site was currently empty, however, on a site visit it was observed that some works had been carried out including removal of hedgerows.

A submission of objection from Middleton Parish Council was included in the Officers report which included information on protected species, flooding, pollution of waterways, traffic issues and concern about the use of the remainder of the field in the future.

Similarly East Carlton Parish Council submitted a full response to the application also contained within the report. Neighbour notification brought in 354 objection and a letter from the MP for Corby and East Northants.

The relevant statutory consultees were informed, and their comments were contained within the Officers report. All Local Policies had been considered and the 5-year land supply.

The NPPF was a material consideration in dealing with applications, the Planning Policy for Traveller Sites provided national guidance and Policy H, Paragraph 22 outlined that permission must be determined in accordance with the Development Plan unless material considerations indicated otherwise.

The proposal as submitted was unacceptable in several areas including access, parking, servicing, and manoeuvring in accordance with adopted standards and would result in environmental harm.

Further harm would be caused by the erection of 5 pitches in the countryside beyond the boundary of Corby. The site was separated from discernible settlements by fields, woodland, and open arable countryside.

RESOLVED that: -

Planning permission be refused for the following reasons:

1. The proposed development will significantly encroach upon the open countryside and introduce a sharp urban edge would into an overtly rural and tranquil landscape that would meaningfully alter the nature of the application site from an open undeveloped field to that of residential sprawling development. Such development would appear starkly isolated given its physical remoteness from a settlement and affecting the way in which the open countryside is experienced and understood, impacting upon the way it relates to the surrounding landscape. The proposed development would have a significant adverse impact on the landscape and character and appearance of the area. The Application fails to demonstrate that this impact could be mitigated. As a result, the proposed scheme would conflict with Policies 2, 8, 11 and 31 of the North Northamptonshire Joint Core Strategy (2016), which seek to secure development that is sensitive to the landscape and does not result in significant adverse impacts.
2. The site is in the countryside outside of the defined village envelope as identified in the Adopted Core Strategy. The site is divorced from the village/town with facilities and amenities beyond reasonable and safe walking distance of the site and development of the 5 gypsy pitches in this location would undoubtedly place reliance upon travel by car. Furthermore, the proposal would introduce new built form into the countryside that results in direct conflict with the settlement boundary policies, the role of which is to direct development away from the countryside.

Cumulatively the adverse impacts of the development would significantly and demonstrably outweigh the limited benefits and the proposal fails to secure sustainable development, contrary to the NPPF and Policies 2, 8, 11 and 31 of the North Northamptonshire Joint Core Strategy (2016).

3. Insufficient information has been submitted with regards to vehicular access including less satisfactory provision for parking, servicing, and manoeuvring in accordance with adopted standards, such it cannot be ascertained whether a satisfactory means of access can be achieved without comprising the safety of all road users. The proposal

is therefore considered contrary to the NPPF and Policies 8 and 15 of the North Northamptonshire Joint Core Strategy (2016).

4. The proposed development does not take account of the protected species and archaeological remains present on the site with the proposal imposed upon them rather than the protected species and archaeological remains informing the design of the site. Furthermore, insufficient information has been provided regarding the protection of the protected species and archaeological remains. In the absence of Ecological Assessment and Archaeological investigation, the proposal as currently proposed would result in an unacceptable impact on protected species and archaeological remains. The proposal, therefore, would contradict the objectives of Policy 4 of the JCS and advice within the National Planning Policy Framework (2019).
5. Even if it is considered that tilted balance was to apply under Paragraph 11 of the National Planning Policy Framework, the Council considers that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

Schedule of Plans

D01 Location Plan	26.01.2020
D03 Location & Block plan	26.01.2020
Planning Statement	01.01.2021
DWG 1 Elevation and Floor Plan	

8. Close of Meeting

The meeting closed at 7.39pm.



**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (CORBY AREA)
22nd July 2021**

Application Number:	NC/21/00083/DPA		
Decision Due By:	7 May 2021 Agreed Extension of Time 19 July 2021		
Case Officer	Fernando Barber-Martinez Fernando.Martinez@northnorthants.gov.uk		
Proposal:	First Floor extension to enclose existing balcony area.		
Site Address:	14 Thrush Close Corby NN18 8FG		
Ward	Oakley North		
Agent:	Mr Luke Hall HSH Architecture Ltd	Applicant:	Mr J Stroud

Purpose of Report

This planning application is being reported to the Area Planning Committee in accordance with the Council's scheme of delegation as the threshold of three objections or more has been received.

Recommendation

That planning permission be APPROVED subject to planning conditions.

1.0 Description of Proposal:

1.1.1 The proposal is to enclose the current balcony area in order to provide a room at first floor level on the rear elevation. – this measuring 4.8m in width, 3m in depth with a ridge height of 3.3m on the new apex roof. Also proposed are 2 matching windows and 2 rooflights on the new pitched roof, along with matching elevational treatment (namely brickwork). [The existing balcony measures 4.8m wide, 3m deep, with the height of the two walls either side of the balcony being 2.4m in height].

2.0 Site and Surroundings:

2.1.1 The application site is located within the newer Oakley North area of Corby, and is a three-storey detached property with an integral single. Dwellings to the rear are in a similar design/ style with feature balconies at first floor level.

3.0 Planning History:

3.1.1 No relevant site history.

4.0 Policy Context:

4.1.1 National Planning Policy Framework (2019).

4.1.2 Policies 8 of the North Northamptonshire Joint Core Strategy 2016.

4.1.3 'Saved' Policy P10(R) of the Corby Borough Local Plan 1997.

5.0 Consultations/ Representations

5.1.1 Environmental Health: No comments or objections.

6.0 External

6.1.1 A Site Notice was posted on 15.03.2021.

6.1.2 Neighbours were notified of the proposal on 24.03.2021.

6.1.3 To date 4 letters of objection have been received raising the following points:-

(i) Visual Impact & Design / Overshadowing: Object on the potential overshadowing of neighbours house and garden.

(ii) Loss of light : Objection on the grounds that the light would be adversely affected.

(iii) Loss of privacy and dominant impact: the proximity and bulk of the first floor construction would present an overbearing and intrusive element to the dwelling.

7.0 Officer's Assessment:

7.1 Key Determining Issues:

The key determining issues are:

(i) Design and Impact upon the Wider Character of the area;

(ii) Neighbouring Amenity.

7.2 Design and Impact upon the Wider Character

7.2.1 The application property is a detached dwelling with a rear garden with side access. The proposed first floor extension is proposed to enclose the existing balcony area to enlarge the lounge. The proposal is designed in a manner appropriate to the dwelling. The proposed scheme is acceptable in terms of design, and massing, and will have no impact upon the visual amenity of the street scene. This accords with Policy 8 of the Core Strategy.

7.3 Neighbouring Amenity

7.3.1 The proposed first floor extension over the existing balcony will have little impact on the neighbouring amenity of the surrounding properties. Objections were raised by neighbours on the loss of light as a result of the first floor extension. While the proposal will cause a limited measure of overshadowing to the next-door neighbour; it is not considered to cause significant demonstrable harm to the natural light enjoyed by the occupiers and therefore does not constitute a sole sustainable reason for refusal. This accord with Policy 8 of the Core Strategy and Policy P10(R) of the saved Corby Local Plan.

8. Conclusion

8.1.1 It is considered that the development will suitably harmonise with the appearance of the host dwelling and surrounding area. The proposal is therefore considered to be in accordance with the requirements of the Policy 8 of the North Northamptonshire Joint Core Strategy and sections 12 and 15 of the National Planning Policy Framework and Saved Corby Local Plan Policy P10(R).

Recommendation: Approve subject to the following conditions: -

1. The development hereby permitted shall begin before the expiration of three years of the date of this permission.

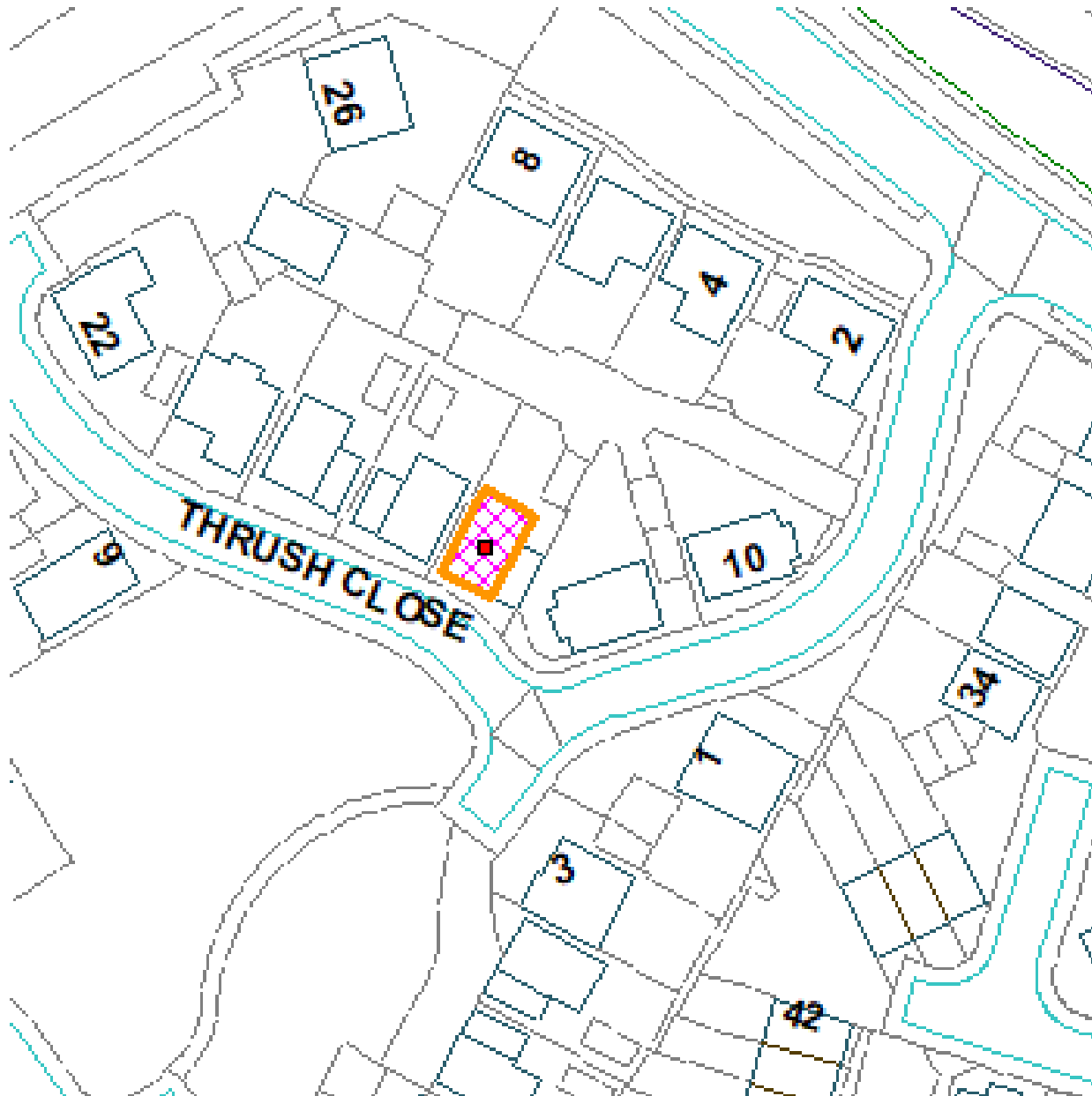
Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the Core Strategy.

Schedule of Plans

SK01 Revision B Proposed First Floor Plan	01.03.2021
SK02 Revision B Proposed Elevations	01.03.2021
Site Location and Site Block Plan	01.03.2021



14 Thrush Close, Corby, NN18 8FG
Planning Application Reference: NC/21/00083/DPA
Planning Committee Date: 22nd July 2021

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**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (CORBY AREA)
22nd July 2021**

Application Number:	NC/21/00065/DPA		
Decision Due By:	9 April 2021 Agreed Extension of Time 19 July 2021		
Case Officer	Fernando Barber-Martinez, Planning Officer. Fernando.Martinez@northnorthants.gov.uk		
Proposal:	First Floor extension to create accommodation at first floor level, single storey extension and internal alterations.		
Site Address:	10 Harringworth Road Gretton NN17 3DD		
Ward	Weldon And Gretton		
Agent:	Mr Luke Hall HSH Architecture Ltd	Applicant:	Mr and Mrs G Wagstaff

Purpose of Report

This planning application is being reported to the Area Planning Committee in accordance with the Council's scheme of delegation as the threshold of three objections or more has been received.

Recommendation

That planning permission be APPROVED subject to planning conditions.

1.0 Description of Proposal

1.1.1 The proposal involves the substantial renovation/ enlargement of the existing single storey dwelling through the upward rebuild on substantially the same building footprint -save a 3.5 metres rearward extension to provide a balcony area to overlook the rear garden area. The existing roof would be removed and replaced by a second storey on top of which a shallow pitched roof would be provided. Three new window openings would be provided on the front elevation at first floor level. To the side elevation facing No10 three roof lights are detailed in the roof plane with a blank facade at first floor with enlarged existing window openings at ground floor. The opposite side

elevation details three new opening at first floor level with new patio doors at ground floor level facing No8. In addition, 4 small roof lights are shown with a roof light for the ensuite room below. The proposal is shown to be finished in a cream render with brick plinth and grey window frames and doors.

1.1.2 During the course of the planning application the applicant agreed to provide a 2-4 space car parking area at the front of the dwelling (to which re-consultation took place with neighbours).

1.1.3 The applicant's agent states that the ground floor area would increase by 19 sq metres taking the total footprint to 6% of the application site area.

2.0 Site surroundings:

2.1.1 The site lies at the north- eastern edge of Gretton village some 5 kilometers (3 miles) north of Corby town. This location in the village (Harringworth Road) comprises more recent development in the village's history namely relatively modern mix of two storey and single storey dwellings on higher ground than the roadside. On the opposite side of the road (to the southwest) lies the north-eastern edge of Gretton Conservation Area which is characterized by older traditional vernacular buildings in a more homogenous design/ level of detailing/ use of materials. To the general north lies open countryside while the remainder of the village is found in the opposite direction along Harringworth Road to a point where it splits into the High Street and Kirby Road. There are no immediate listed buildings nor other non-designated heritage assets in the viewable vicinity of the proposal.

2.1.2 The application site comprises a large rectangular plot of land with vehicular and pedestrian access easily gained off Harringworth Road. This leads up the driveway (rising land) (with No10a to the immediate left - and No.s 8 and 6 on the right hand side respectively) to the single storey dwelling which sits on the brow of the 'hill'. The dwelling was extended to the rear (permitted in 2009) with relatively large rearward annex with living accommodation in the roof void accessed via external steps to the rear via a door. The front elevation presently has a large dormer window in the front roof plane, with other side windows presently facing No6.

2.1.3 To the rear of the single storey dwelling lies a large expansive rear garden with no immediate neighbours bordering the site beyond the rear garden. The side boundaries for the most part comprises high natural hedges which effectively provide effective privacy at ground floor level.

2.1.4 No.10a is found to the immediate left of the application site dwelling when viewed from the roadside (in close proximity) and has its front door on the side elevation facing the application site- with No.8 on the right hand side at the entrance to the site, with No.6 (two storey dwelling) being on nearly level ground with the application site. All three adjoining dwellings are two storeys in height.

3.0 Planning History

3.1.1 None recent. 09/00190/DPA: Extension to form annex and integral garage permitted 9 October 2009, since constructed to the rear of the single storey dwelling.

4.0 Policy Context:

4.1.1 National Planning Policy Framework 2019: Chapter's

- 5. Delivering a sufficient supply of homes;
- 8. Promoting healthy and safe communities;
- 9. Promoting sustainable transport;
- 11. Making effective use of land;
- 12. Achieving well designed places (in that poor design will be rejected);

- 15 Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment.

4.1.2 Corby has a 5-year housing land supply for the purposes of the NPPF 2019 (currently 5.0 years at last survey in April 2021).

4.1.2 North Northamptonshire Core Strategy adopted 2016 Policies:

- 1 (sustainable design);
- 2 (historic environment);
- 5 (water environment, resources, and flood risk management);
- 8 (place shaping principles);
- 11 (towns and villages strategy for housing);
- 28 (housing requirements);
- 30 (housing tenure and mix).

4.1.3 Policy P10(R) of the saved Corby Local Plan reads: *“Alterations and extensions to houses will be permitted provided that the appearance of the house and surrounding area is not adversely affected. Permission is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and privacy enjoyed by the occupants of the adjoining property. Pitched roofs will be preferred to flat roofs. Roof extensions which extend ridge height will not normally be acceptable.”*

4.1.4 Gretton Neighbourhood Development Plan was agreed at a referendum on 5th May 2021 and was formally adopted by this Council on 22nd June 2021. This has great weight in decision making along with the other ‘development plan’ policies for the area. In paragraph 5.35 of that plan Gretton is described as *“Although Gretton is made up of an eclectic mix of housing types it still retains an historic core which is exemplified by the conservation area and a large number of listed buildings. Whilst the village contains a wide mixture of styles it retains a homogenous feel to its core thanks to the very high proportion of traditional dwellings and the retention of the original village layout. The negative impact of later, less traditional, incongruous developments is mostly limited to outlying positions, their setting being similar to their neighbours.”*

4.1.4 Policy H3 of the Gretton Neighbourhood Plan states: “*Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.*”

5.0 Consultations/Representations

Internal

5.1.1 Environmental Health: Notified.

5.1.2 Highway Engineer: No objection to Revision C car-parking layout. The Officer needs to be satisfied about pedestrian visibility splays at the site.

5.1.3 Gretton Parish Council: Objection.

- (i) No consideration of parking in respect of the intensification of use of the property.
- (ii) The property would be oversized for the surroundings and this would have a detrimental impact on surrounding neighbours and their properties.
- (iii) The terraced balcony would overlook the neighbours' gardens resulting in privacy issues.

5.1.4 Conservation Officer: Notified 02.06.2021.

6.0 External

6.1.1 Site notice posted dated 23rd February 2021.

6.1.2 Neighbours were notified of the proposal on 16th February 2021. The present case officer visited the site on Thursday 27th May 2021.

6.1.3 To date 2 letters of objection from immediate neighbours at No.10a and No.8 have been received raising the following points:-

1. Rear garden overshadowed to No10a;
2. Increased height blocks sunlight and is oppressive to No10a;
3. Side windows would overlook No10a;
4. Front windows would look into bedroom window of 10a;
5. Rear terrace would overlook rear garden of 10a;
6. New car parking would have headlights shining into 10a.
7. New windows would overlook lounge window and rear garden of No8.

7.0 Officers Assessment:

7.0.1 House extensions are supported subject to character and amenity considerations. Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 2 seeks to protect, preserve and enhance the historic environment. Policy 8 of the Core Strategy provides place shaping

principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour. Policy P10(R) of the saved Local Plan provides for the specific criteria in determining house extension with character and amenity implications being considerations.

7.0.2 Policy P10(R) of the saved Corby Local Plan reads: “*Alterations and extensions to houses will be permitted provided that the appearance of the house and surrounding area is not adversely affected. Permission is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and privacy enjoyed by the occupants of the adjoining property. Pitched roofs will be preferred to flat roofs. Roof extensions which extend ridge height will not normally be acceptable.*”

7.0.3 Policy H3 of the Gretton Neighbourhood Plan states: “*Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.*”

7.1 Key Determining Issues:

The key determining issues are:

- (i) Design and Character;
- (ii) Amenity;
- (iii) Highways;
- (iv) Drainage;
- (v) Ecology;
- (vi) Historic Environment.

7.2 Design and Character

7.2.1 The proposal would significantly alter the appearance of the host dwelling from its bungalow appearance to one of a two storey design with shallow pitched roof and flat central roof section. This would be contrary to Policy P10(R) in principle however regard must also be made to the more recent Policy 8 of the Core Strategy which seeks to place shape through providing a distinctive local character. In that policy context the proposed development would be in character with the adjoining dwellings in that it would be two storey in height with a pitched roof on the more modern end of Gretton village. It is therefore considered that the design, character and appearance of the proposal would be acceptable at this location and is not considered to be poor design. This aspect accords with Policy 8 of the Core Strategy and Policy H3 of the Gretton Neighbourhood Plan.

7.3 Amenity

7.3.1 Daylight would remain within acceptable limits to No.10a and its rear garden, and for the most part of the year sunlight to that property would remain as is. In terms of privacy to No10a this would be not affected to a significant degree neither within the home nor rear garden as a windowless first floor elevation is proposed.

7.3.2 Daylight would remain within acceptable limits to No.6 due the separation distances involved between both dwellings. As the application site is north of No.6 no change to sunlight would occur. In terms of privacy the interrelationship between the application site dwelling new windows at first floor side elevation and No.6 is at an oblique angle, and there is already some intervisibility between existing window and rooflights on both properties. This means that privacy for both properties would remain within acceptable limits.

7.3.3 In respect of No.8 there is existing high hedge screening to the boundary of the application site and that property, in addition the only windows that face the new front elevation are in fact fitted with frosted glass. This means that no significant change to existing privacy would take place from the creation of 3 new window at first floor level (there presently is a dormer on the front elevation of the application site dwelling). In terms of daylight there is also no change due the separation distance involved. In terms of sunlight again there is no change due that property being south of the application site.

7.3.4 Due to well established natural and built screening there will be no adverse reduction in privacy to neighbours from ground level.

7.4 Highways

7.4.1 Through negotiation parking provision has been made which is acceptable to this Council's Highway Engineer. This means that there is now adequate identifiable parking provision for the site. Access and egress onto the highway is considered safe for both pedestrians and cars. This aspect accords with Policy 8 of the Core Strategy which seeks to provide for safe and pleasant streets.

7.5 Drainage (Waste Water/ Surface Water/ Flood Risk)

7.5.1 No new significant built footprint is being provided. The overall site lies in a Flood Zone 1 (lowest risk category) which means the site is not at high risk from flooding/ a flood event. This accords with Policy 5 of the Core Strategy.

7.6 Ecology (Flora and Fauna)

7.6.1 The site is located within a built-up area where protected species are unlikely to thrive within this building type. Given the low potential it is considered that no adverse ecological implications arise from this proposal- either during the construction phase or post construction. This accords with Policy 4 of the Core Strategy.

7.7 Historic Environment

7.7.1 The site lies on the edge of Gretton which is more recent in the village's history probable post war or inter war in era. Gretton Conservation Area boundary runs along the opposite side of the road on lower ground. The approaches to the site in terms of topography are ones of restricted views with the application site dwelling being set back deep into the site obscured to a greater extent by the adjoining

dwellings. It is considered that the proposed new elevational appearance would have a neutral impact on the setting on the conservation area due the set back from the road, with the proposal being inline with more modern buildings of a similar massing.

This accords with Policy 2 of the Core Strategy and the duty in law in respect of Conservation Areas.

8.0 Conclusion:

8.1.1 The proposal would result in improved living accommodation for the occupants of the house, which is welcomed, and this can be achieved without any adverse neighbouring amenity implications. The immediate character of the area in this part of the village would remain on balance as is in terms of building typology, and the proposal is set back deep into the site away from the highway and adjoining Conservation Area which means that there is a neutral effect on the setting of the Conservation Area. Parking and highway safety are now considered to be acceptable.

8.1.2 On balance the proposal accords with the 'development plan' policies in force for the area.

Recommendation: Approve subject to the following conditions: -

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

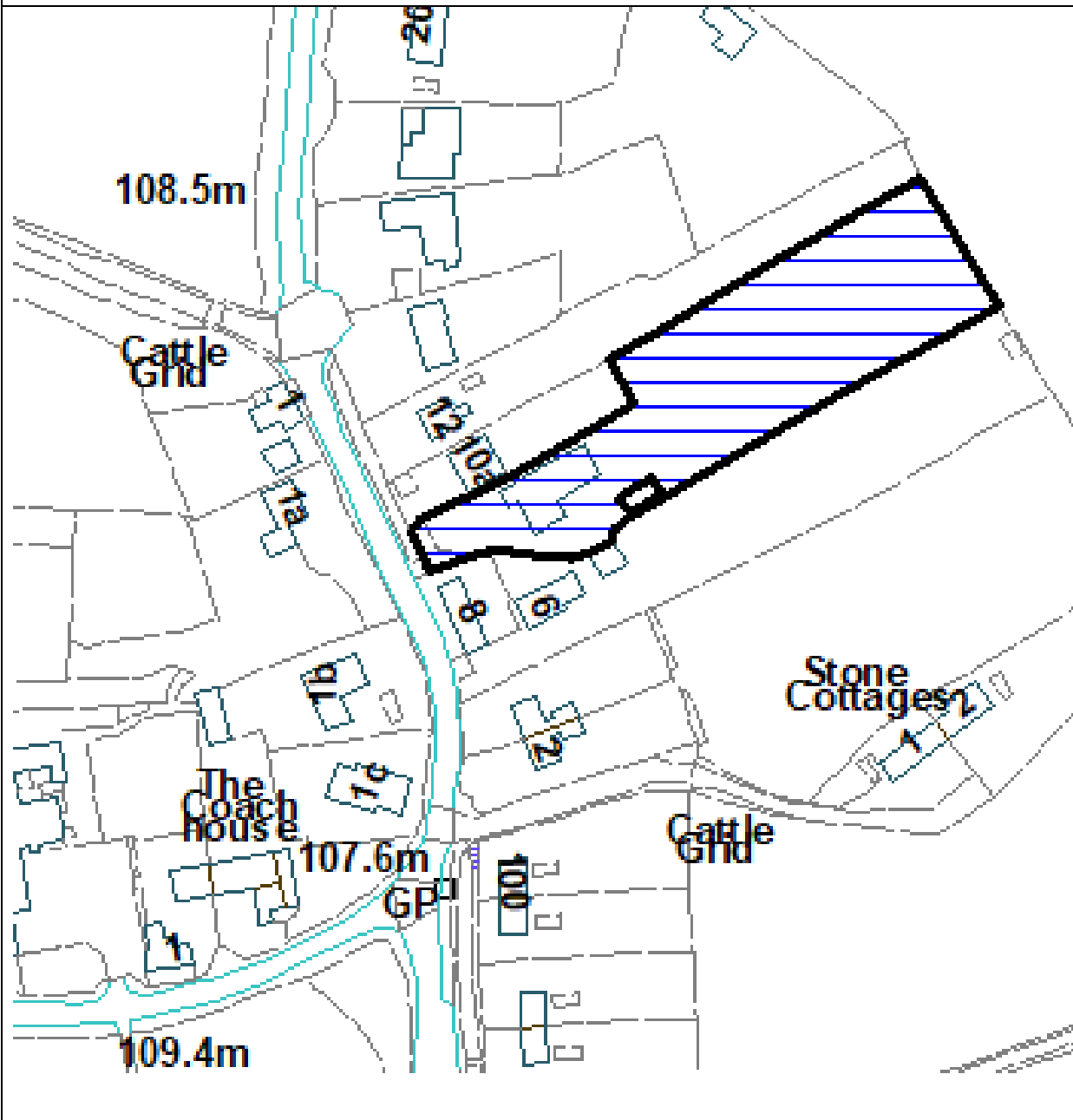
Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The parking spaces and turning areas detailed on Drawing SK07 Revision D shall be provided prior to the completion of the proposal, and thereafter shall be kept available for parking and turning.

Reason: In order to provide safe and satisfactory off-road parking in accordance with Policy 8 of the Core Strategy.

Schedule of Plans

S05 Site Location Plan	11.02.2021
SK07 Revision D Parking Layout	19.05.2021
SK06 Site Block Plan	19.05.2021
SK03 Revision E	30.03.2021
SK04 Revision E	30.03.2021
SK01 Revision E Ground Floor Plan	11.02.2021
SK02 Revision E First Floor Plan	11.02.2021



10 Harringworth Road, Gretton, NN17 3DD
Planning Application Reference: NC/21/00065/DPA
Planning Committee Date: 22nd July 2021

Scale: 1:1250



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**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (CORBY AREA)
22nd July 2021**

Application Number:	NC/21/00204/DPA		
Decision Due By:	21 June 2021 Agreed Extension of Time 19 July 2021		
Case Officer	Fernando Barber-Martinez Fernando.Martinez@northnorthants.gov.uk		
Proposal:	Construction of vehicular access to the property, dropped kerbs (5 units). As the construction is on a classified road we have to apply for planning permission for this access. The footpath will be replaced with a new layer of tarmac. The half of front hedges will be removed for driveway access. There is a tree at the front of our property on the public space. The minimum 1 metre distance will be left for the tree roots.		
Site Address:	124 Rockingham Road Corby Northamptonshire NN17 1AG		
Ward	Lloyds		
Agent:	No Agent	Applicant:	Mrs N Balica

Purpose of Report

This planning application is being reported to the Area Planning Committee in accordance with the Council's scheme of delegation as the applicant is a Council employee.

Recommendation

That planning permission be REFUSED.

1.0 Site surroundings

1.1.1 The site comprises a brick and tile semi-detached dwelling with front garden behind a hedge in a group of similar properties just past Rockingham Road shops. There is only pedestrian access into the property from Rockingham Road. On the opposite side of the road is the vehicle exit to The Raven Public House. Rockingham Road is a 'C' classified road.

1.2.1 The application site (No124) in common with other adjoining properties has no vehicular access off the highway but instead benefits from shared inline on road parking in purpose built unmarked bays.

2.0 Description of Proposal

2.1.1 The proposal is in description only - accompanied with a location plan with the property boundary edged red namely:

"The construction of vehicular access to the property, dropped kerbs (5 units). As the construction is on a classified road we have to apply for planning permission for this access. The footpath will be replaced with a new layer of tarmac. The half of front hedges will be removed for driveway access. There is a tree at the front of our property on the public space. The minimum 1 metre distance will be left for the tree roots."

3.0 Planning History

3.1.1 None recent or relevant.

4.0 Consultations/Representations

Internal

4.1.1 Environmental Health: No comment.

4.1.2. Highway Engineer: In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations:

- The information contained within the proposal is limited. Therefore, we would require the proposal to be shown on a scaled plan in line with attached LHA Standing Advice and NNC Adopted Parking Standards.
- It appears unlikely that the proposal will be able to meet the requirements however please note some of the more important issues:

The LHA have concerns with a vehicle emerging between cars parked in the existing bays as this would result in limited vehicular visibility.

While a H-Bar may be implemented in front of the proposed drive with the intention of prevent parking it is unlikely to entirely stop people parking there.

External

4.2.1 Case Officer visited the site on Thursday 8th June 2021. A site notice was posted on 8th June 2021.

4.2.1 Neighbours were consulted on 3rd June 2021, and to date one anonymous letter of representation has been received.

5. 0 Planning Policy

5.1 National Planning Policy Framework 2019 Chapter 12 Well Designed Places (in that poor design should be rejected).

5.2 North Northamptonshire Core Strategy adopted 2016 Policies 1 (sustainability) and 8 (place shaping principles- securing safe and pleasant streets).

Officer's Assessment:

Key Determining Issues:

- Principle of Development;
- Neighbouring Amenity;
- Highway Safety.

6.1 Principle of Development

6.1.1. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

6.2 Amenity

6.2.1 The proposed frontage hedge removal would reduce marginally the visual character of that side of the road, but would not be an adverse change at this location. The ornamental tree found on the frontage may be impacted by the proposal through the introduction of a hard surfaced area impacting on the root system. The tree however is not protected by a Tree Preservation Order so its removal could take place should the owner decide to do so.

This accords with Policy 8 of the Core Strategy in respect of amenity.

6.3 Highway Safety

6.3.1 The proposed vehicle access onto Rockingham Road would involve in practice driving into the site or reversing, and vice versa when leaving the site. There are inline (with the road) parking bays at this location which means that visibility would be restricted most likely by other parked cars when attempting to manoeuvre. This is unsafe on this busy road and would be detrimental to highway safety at this location.

This aspect does not accord with Policy 8 of the Core Strategy.

7.0 Conclusion

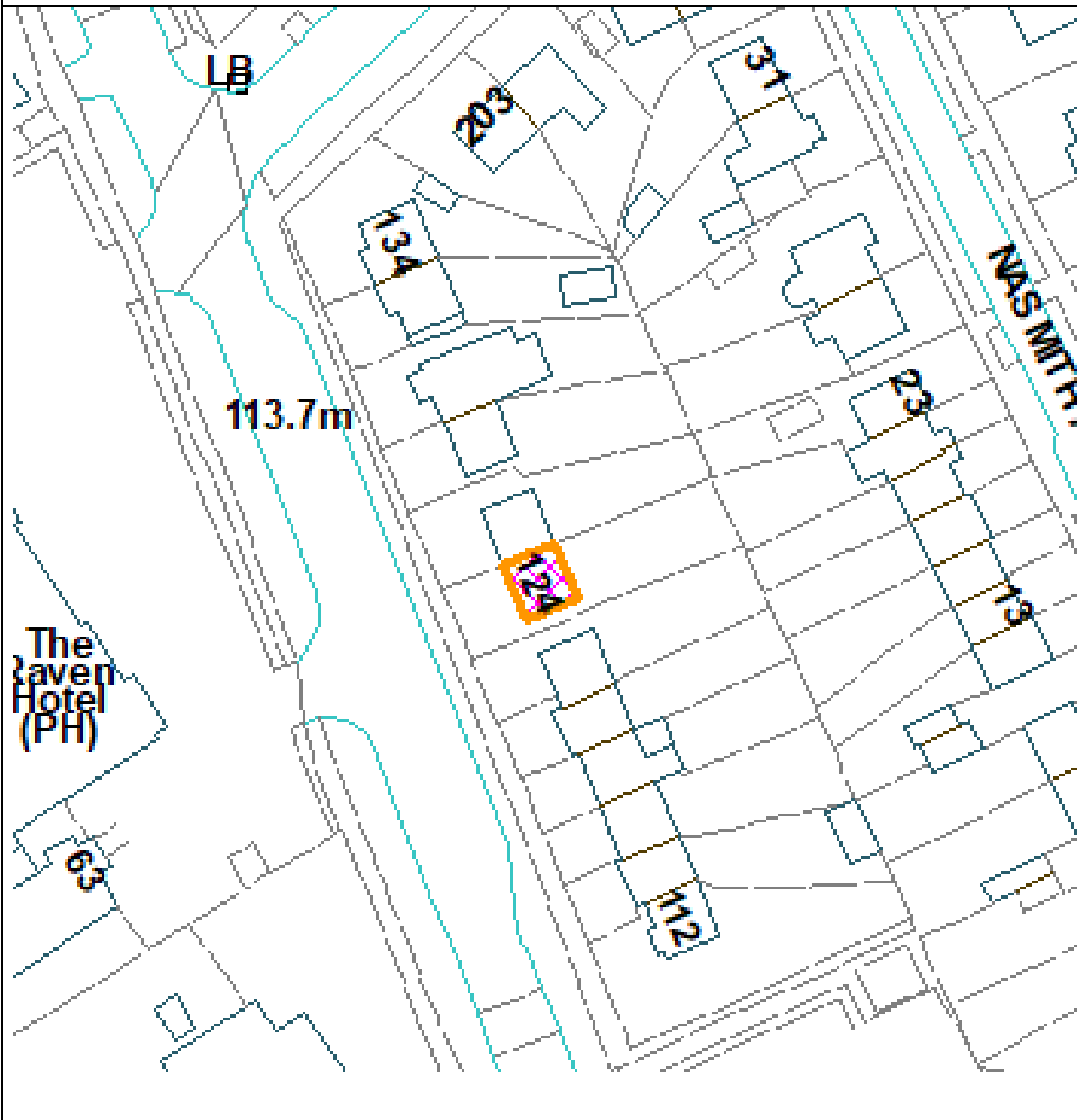
7.1.1 The proposed new vehicular access would be unsafe, due to restricted exit visibility caused by the existing inline parking spaces. This would be contrary to Policy 8 of the Core Strategy which aims to secure safe and pleasant streets, and safe highways.

Recommendation: Planning permission be refused for the following reason:

1. The proposal would be contrary to Policy 8 of the North Northamptonshire Core Strategy in that safe access and egress to and from 124 Rockingham Road cannot be achieved due to the restricted visibility arising from the existence of parked inline vehicles on Rockingham Road itself which in turn would be unsafe and detrimental to highway safety at this location.

Schedule of Plans

Planning Application Form and Site Location Plan received 27.04.2021



124 Rockingham Road, Corby, Northamptonshire, NN17 1AG
Planning Application Reference: NC/21/00204/DPA
Planning Committee Date: 22nd July 2021

Scale: 1:1250



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North Northamptonshire Area Planning Committee (Corby) 22 July 2021

Application Reference	NC/21/00031/REM
Case Officer	Babatunde Aregbesola
Location	Parcel 5 Roman Road Little Stanion Corby NN18 8GT
Development	Approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with landscaping and screen walls/fences for 99 dwellings (Reserved Matter) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT (condition 2)
Applicant	JME Developments Ltd
Agent	iPlan Solutions Ltd
Ward	
Overall Expiry Date	28.04.2021
Agreed Extension of Time	28th July 2021

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because Little Stanion Parish Council has raised a material planning objection against the reserved matter application pursuant to application reference 17/00703/OUT. The Parish Council has insisted the application be brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application is seeking planning permission for the approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with

landscaping and screen walls/fences for 99 dwellings (Reserved Matter) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT (condition 2).

- 2.2 This site was granted outline residential planning permission 17/00703/DPA, as part a total 4.02ha, of land of 6 September 2018 and comprised of two parcels of land known as Parcel 5 and Parcel 6. A formal pre-application process, 20/00189/PRC has preceded this application.
- 2.3 The grant of outline residential planning permission was for the erection of no less than 99 and no more than 135 dwellings. A total of 15 dwellings was granted reserved matters approval on Parcel 6 in March 2020, thereby leaving the residual dwelling range of between 84 - 120 dwellings at Parcel 5.
- 2.4 The grant of outline residential planning permission 17/00703/OUT, has established the acceptability of the principle of residential development on two areas of land. The smaller area, Parcel 6, extending to 0.49ha (1.22ac), was granted reserved matters approval 19/00541/REM on 19 March 2020 and condition precedent approval 19/00568/CON on 20 March 2020 for 15 dwellings. The larger area extends to 3.53ha, known as Parcel 5, and is accessed directly via Roman Road. It is the subject of this reserved matters and accompanying conditions precedent application.

3. Site Description

- 3.1 The application site is 4.02ha of land split over two parcels at Little Stanion, Corby. The land is included within an extant permission (04/00442/OUT) and set aside for residential development – it forms part of the wider Little Stanion New Village. The two parcels are the subject of an extant planning permission referenced 04/00442/OUT and set aside for residential development. The parcels forms part of the wider Little Stanion New Village. The lager part of the two parcels is situated to the East of the wider site and the second parcel is set to the South of the subject site both, are vacant and undeveloped, cleared by the developer in anticipation for the commencement of developing the site. The remainder of this report reflects those alterations. Little Stanion New Village is located to the southeast of the town of Corby, and is accessed via the A43 and Long Croft Road. The topography of the site is such that there is a drop from north to south.

4. Relevant Planning History

- 4.1 04/00442/OUT (Residential Development of not more than 970 dwellings; public open space, primary school, and community facilities, associated development including provision of roads and infrastructure, access from Longcroft Road) – Approved 05/07/2006

Various Reserved Matters and Condition discharges related to 04/00442/OUT.

17/00703/OUT: Outline planning application for the erection of no less than 99 dwellings and no more than 135 dwellings, landscaping, and all associated works. Application Permitted

5. Consultation Responses

A full copy of all comments received can be found on the Council's website by visiting the following link: [NC/21/00031/REM | Approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with landscaping and screen walls/fences for 99 dwellings \(Reserved Matter\) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT \(condition 2\) | Parcel 5 Roman Road Little Stanion Corby NN18 8GT](#)

5.1 Parish/Town Council

The Parish Council received the above application after requesting to be included in the observation process. Again, your office failed in their duty to notify Little Stanion Parish Council when initially proceeding with this application. When the letter finally arrived, it was received with a further 4 applications, 2 applications on the same number with different descriptions. It is the understanding of the Parish Council that the following references have not been distributed to the resident's NC/21/00032/CON, NC/21/00033/RVC (twice) and NC/21/00033/RVC.

Therefore, the residents are unable to make an informed decision and comment according. Your department are in breach of your own Regulations/Standing Orders and we must insist that no further action is taken by CBC and the DCC until residents have received all 5 applications and given a chance to reply within the statutory period.

1. Please provide full evidence of where all of the planning application references have been displayed within Little Stanion.
2. It would appear from the drawings submitted by the applicant, that no turning circle has been provided for vehicles such as refuse collectors. On this note, we already have other examples in Little Stanton where the DCC has failed to enforce the correct space for this, now causing an issue with NCC regarding road adoptions.
3. Effects on trees. In Little Stanion this applicant has already shown flagrant disregard on this matter, trees were cut down without permission, damaging the environment and destroying the habitat of nesting birds such as Red Kites which are now a protected species. If this application is allowed to go ahead, this will cause further disruption and devastation along the same path.
4. Continuing with wildlife, it is noted from the applicant's submitted site plan, that plots 29 to 51 inclusive, are planned to be sited adjacent to the area known as "Badger Alley". The construction works and then human activity, is without question likely to cause harm and/or disruption to the local badger population. Please see <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences> for current rules regarding their protection. It is also noted that the applicant has failed to provide any details of how they intend to address this.
5. Highway safety and traffic impact, the applicant has shown on the plan submitted that there would only be one entrance/exit in to the area of development via Roman Road. Little Stanion already suffers with a number of issues on this road, with vehicles often travelling in excess of the speed limit. This road is also on the bus route. It is the firm belief of the Parish Council that this one entrance/exit is a potential accident hot spot. Furthermore, the number of properties the applicant is proposing to build (99), includes a high proportion of 4, 5 and 6 bed roomed homes which increases the number of vehicles in the area feels

like it is more than the current road network can cope with. This in turn will have a knock-on effect increasing the pressure on the roundabout at the junction of Longcroft Road/A43 and A6116. This roundabout has suffered a number of road traffic accidents of late mainly at the key times of day around the school run traffic.

6. There is also a concern with visibility at the entrance/exit junction with properties sited at the edge of the junction. It is felt that the planting shown on the plan would obscure vehicles exiting the development and when turning right will require vehicles pulling out to an unsafe distance to gain full view of any oncoming traffic.
7. Visual impact and design, it is noted by the Parish Council the applicant is proposing a number of three-storey properties. Whilst Little Stanion does have some three-storey homes already constructed it is felt that the planned number within the total is out of keeping with the rest of Little Stanion.
8. Loss of **privacy**, the applicant has shown on the submitted plan, a play area and a games area. Whilst the Parish Council welcomes amenities for residents, it must be pointed out that the aforementioned areas will have an impact on a number of properties facing them, both with loss of privacy, visual impact design, and a potential nuisance from noise. If this is allowed to go ahead some form of screening should be considered. It should also be noted when the home owners of the aforementioned properties bought their homes, they had no idea that a play park would eventually be right outside their doors. The above could also come under your heading of **Overshadowing, Dominate** or oppressive **impact matters**. It is a concern of the Parish Council, that plots 28 & 29 will have a playing pitch used by small school children.
9. Turning now to Relevant planning policies, we refer to the Contract Rights Third Party Act 1999 -

s1(b) of the Act states, "purports to confer a benefit" on us. The Parish Council can claim, that a promise was made to the Residents (the Purchasers) that the developer will provide a village Hall, a shop and other amenities etc., when the last house was built and sold".

Under s106 Agreement a promise was made to Corby Borough Council by Corus UK to provide these facilities/amenities for the residents, and under s4 of the said Act, it further states "Enforcement of contract by promisee", it means that it does not affect any right of the promisee to enforce any term of the contract, the Parish Council can argue that "a promise was made, hence the purchase of properties in Little Stanion, so that is consideration given to purchase".

In Provender v Wood (1627) 124 ER 318, it held that the claimant (Provender) as a 3rd party has a right to sue the Defendant (Wood). Here are the brief FACTS: Wood agreed with Provender's father to pay £20 to Provender after Provender and Wood's daughter were married. Wood did not pay, and Provender brought action.

The ISSUE was: Can Provender, who was not a party to the agreement, but is the beneficiary of the money, can bring an action for enforcement?

The DECISION of The Court "Finding for the plaintiff" -i.e.; Provender. Other points to consider is that CBC has a "Duty of Honesty", This duty applies to all contracts regardless of contractual intention, although it is not a term, it does forbid lying or knowingly misleading on matters directly related to the performance of the contract.

The Parish Council further believes that Corby Borough Council and its Development & Control Committee and the applicant have breached the S106/S106a agreement by permitting the development of the 15 homes, see 19/00541/REM and this development of a further 99 homes, which will put the total more than the 970 that permission was originally granted for, see 04/00442/OUT.

Observations and remarks

1. Regarding both the play area and games area, we would like to draw your attention to a previous application by the applicant at Little Stanion that CBC passed where a full-sized sports pitch was stated would be installed. This was promised but never delivered and allocated on land that did not belong to the applicant. We do not wish to see history repeating itself.
2. In a pre-Christmas DCC meeting on Zoom regarding CCTV within Little Stanion, a council officer informed the DCC that a certain block of apartments was going to be built within a certain time period. This has turned out not to be the case, therefore misleading DCC members in their decision-making process. In addition to these 99 homes and the said block that the applicant still has to start work on, will without question impact on the lives, safety (CCTV) and the wellbeing of the community.
3. The promised new village hall has been proven to have fallen outside the time frame of the phasing plan laid down from the construction of the village hall. The applicant has shown disregard for the planning permission granted, on document reference 17 00702 DPA VILLAGE CENTRE CONSTRUCTION SEQUENCE DIAGRAM-69485. The DCC accepted that block E and the village hall would be completed within 2 years of planning permission being granted. Today this block has not even been started.
4. Any conditions imposed by the DCC to the developer have not been enforced. We are given to understand the developer was to have paid E9,000 to CBC for the services of the Monitoring Officer. Both CBC/DCC never follow up, checked on or enforced planning conditions.
5. Within the 99 planned new homes, will bring families and children and cars. The village primary school is already oversubscribed. Where are these infant children supposed to go for education? It also highlights the fact all secondary aged school children leave the village by car or bus to travel to their schools. It is not ideal that these children will have to wait for school transport on the main road leading to the Euro Hub. Day and night HGV are passing in and out to pick up or drop off or simply stay overnight. This is far from ideal.
6. Without question, the residents of Little Stanion collectively say the applicant should be required to finish what they have started and promised, both to CBC, the Parish Council and the residents before being allowed to move onto other works.
7. It is clearly wrong of both CBC and the DCC to allow just the one officer to make a recommendation to the DCC. This is not normal practice. They should base their judgement on facts which is sometimes lacking. They are duly elected councillors with a duty of care. It has been shown that some members of the DCC have never been to Little Stanion and one has been recorded as saying - *where is Little Stanion?*

Therefore, in closing The Parish Council would like to extend to members of the DCC by prior appointment, please come and meet the Parish Council in Little Stanion to enable us to show you the situation firsthand.

Weldon Parish Council: No objection to the proposal.

5.2 Neighbours/Responses to Publicity

One representation was received against the application on the following grounds:

Over-development
Unfulfilled promises,
Shortage of basic services,
highway safety, parking, and traffic congestion.

5.3 Local Highway Authority (LHA)

Following the initial objections, the applicant submitted a revised plans to address the issues raised. Therefore, the holding objection was removed and conditions were recommended.

NCC Lead Local Flood Area

Following the initial objection raised, the applicant submitted revised plans and the holding objections were removed regarding water surface drainage.

Environment Agency

Do not wish to comment on the application, as condition 8 (foul drainage details), which was imposed at our request, was discharged under planning application reference 19/00568/CON.

Crime Protection Design Advisor

Following the initial objection raised, the applicant submitted revised plans and the holding objections were removed in regard to secured boundary details.

NCC Sustainability

No response

Tree and Landscape Officer

No response

Anglian Water

No response

Fire Services

No response

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)

2- Achieving Sustainable Development

5- Delivering a Sufficient Supply of Homes

8- Promoting Healthy and Safe Communities

9- Promoting Sustainable Transport

12- Achieving well-designed places

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 – Historic Environment
Policy 3 – Landscape Character
Policy 4 – Biodiversity and Geodiversity
Policy 5 – Water Environment, Resources and Flood Risk Management
Policy 6 – Brownfield Land and Land affected by contamination.
Policy 8 – Place Shaping Principles
Policy 9 – Sustainable Buildings
Policy 10 – Provision of Infrastructure
Policy 11 – The Network of Urban and Rural Areas
Policy 15 – Well-connected Towns, Villages and Neighbourhood
Policy 16 – Connecting the Network of Settlements
Policy 19 – Delivery of Green Infrastructure
Policy 22 – Delivering Economic Prosperity
Policy 28 – Housing Requirements
Policy 29 – Distribution of New Homes
Policy 30 – Housing Mix and Tenure
- 6.4 Emerging Part 2 Local Plan (P2LP)
Policy 1 – Open Space, Sport and Recreation
Policy 6 – Green Infrastructure Corridors
Policy 7 – Local Green Space
Policy 11 – Delivering Housing
- 6.5 National Planning Practice Guidance (NPP) 2014 onwards
On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents and is subject to continuous periodical updates in different subject areas.

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Flood Risk and Drainage
- Landscaping

7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.

- 7.1.2 The Part 2 Local Plan (P2LP) for Corby was submitted to the Secretary of State in December 2019 and is currently undergoing independent examination. It should be noted that given the stage the Local Plan Part 2 has reached in its preparation; it is allocated more than moderate weight in the determination of the application.
- 7.1.3 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2019, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.
- 7.1.4 JCS Policy 30 sets out the requirements for housing developments to provide a mix of dwelling sizes and tenures to meet current and forecast accommodation needs. P2LP Policy 12 seeks a proportion of serviced building plots to enable the delivery of custom and self-build housing to meet local demand on sites of 20 or more dwellings, subject to viability and the nature of the proposed development.
- 7.1.5 The application site is within the designated residential parcel of the outline planning permission (LPA reference: 17/00703/OUT) approved in August 2018. Thus, the principle of residential development on the site has already been established. Following the grant of the outline permission, there has been no material change to the National Planning Policy Framework (NPPF) and the Local Planning Authority's adoption in 2016 of the North Northamptonshire Joint Core Strategy. There are no policy obstacles to the proposed scheme and the principal of the proposal are considered acceptable in terms of layout and urban design.
- 7.1.6 As this is a reserved matter application submitted pursuant to an outline planning application (17/00703/OUT), the only relevant issues to be considered below are those associated with layout, scale, design/external appearance & landscaping. Ordinarily the application would have been determined under delegated powers but given the material planning objection received from the Little Stanion Parish Council and their insistence the application be brought before the Planning committee.

7.2 **Design and Visual Impact**

Paragraph 127 of NPPF emphasises the need for planning policies and decisions to ensure that developments: will function well whilst adding to the overall quality of the area; establish a strong sense of place by using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimising development's potential in creating and sustaining an appropriate mix of uses, including incorporation of green and other public space as part of the development; support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

Policy 8 of the NNJCS recommends that development should: create connected places; make safe and pleasant streets and spaces; ensure

adaptable, diverse and flexible places; create a distinctive local character and ensure quality of life and safer and healthier communities.

Consistent with Policy 8 of the NNJCS and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject site and the surrounding area.

The applicant has worked with Corby Borough Council at pre-application stage on the proposed layout and design of the site, whereby a number of potential arrangements were analysed. The final arrangement sees 99 dwellings proposed with key design principles of access being provided via Roman Road.

The proposal subject of this application comprises of an area of 3.53ha within which a total of 99 dwellings are proposed immediately to the east of Roman Road and south of the village school and village centre. This scheme will append to the existing open space of Long Meadow containing the lake, and ultimately the hard surfaced games area and equipped play area approved pursuant to planning permission 17/00701/DPA and facilitating the completion of the associated Little Stanion open space.

The proposed housing development is located within the overall residential development of Little Stanion Village. The development site to which this reserved matter application relates is located towards the east of Little Stanion Village.

The existing development is comprised of townhouses, semi-detached and detached dwellings of a height of two and three stories. A mixed-use village square, currently under construction, will serve the development with retail facilities and a community centre. The existing dwellings generally have pitched tiled roofs, red/ochre brick walls and PVC windows. There are existing large areas of structural green open space framing Little Stanion Village. These areas are referred to as Top Meadow, Long Meadow and Short Meadow. The development site to which this application relates is located adjacent to Long Meadow.

The development site is located directly south of the village square. Little Stanion Primary School located adjacent to the village square also serves the development. The existing Little Stanion Village development is comprised of a mix of architectural styles ranging from traditional to modern in architectural composition.

After careful consideration of the local context, character and building forms it was decided that a relative medium/low density would be appropriate for the proposed development. It was consequently agreed that the proposed mix of townhouses, semi-detached and detached dwellings would successfully complement the range of existing dwelling size and type already present or proposed within Little Stanion.

The density for the proposed development is 28 dwellings/hectare. The final design proposal for the development is a total of 99 No. dwellings comprised: 5 x 5 Bedroom + Study Detached house

6 x 4 Bedroom + Study Detached house
11 x 3 Bedroom + Study Detached house
4 x 2 Bedroom + Study Detached house
14 x 3 Bedroom + Study Linked-Detached
56 x 3 Bedroom + Study Semi-detached
3 x 3 Bedroom + Study Townhouses
Total: 99 dwellinghouses

The proposed new dwellings within the development would have a modern architectural aesthetic consisting of a range of detached, semi-detached houses and townhouses. The dwellings will be of a modern aesthetic with a carefully chosen palette of material to compliment the immediate surrounding.

In keeping with a modern architectural style, the proportion of the first floor window openings will have a vertical emphasis. Ground floor sliding patio doors, corner and bay windows will also provide large areas of full-height glazing. Aluminium canopies with timber-effect cladding detailing to front entrances and rear bays will provide a contemporary minimalist appearance. Aluminium/zinc box dormer windows to third stories blend in colour-tone with the grey roof tiles whilst marrying in with the overall modern aesthetic of the proposed development.

Each dwelling has either front door or a principle habitable room facing the street. Most elevation seen from the street has large areas of fenestration to maximise surveillance and bring natural light into the proposed dwelling.

All dwellings within the proposed development are designed to address the street layout. For example, Road A1 to south boundary will have a large, detached dwellings with views towards Long Meadow, Road A1 strong street frontage including feature ironstone 'barn style' detached dwellings to be viewed from the A43 dual carriageway, and Road A2 running from the west to the east of site and is comprised of detached and semi-detached dwellings. Road A2 provides access to shared surface S1.

Dwellings have been deliberately orientated to overlook areas of open space and the streets. Pedestrian links have been designed to be as user-friendly as possible, to connect the new streets to each other.

- 7.2.1 Whilst the proposed development will be of a modern architectural aesthetic, it is considered that the proposed layout and urban design are sympathetic to local character and history, including the surrounding built environment and landscape setting establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- 7.2.2 Overall, officers consider that the proposed development is therefore acceptable in terms of layout, scale, density, external appearance, and the design arrangement. Therefore, it is concluded that the proposal would be meet the requirements of paragraphs 126 and 127 of the NPF and Policy 8 of the North Northamptonshire Joint Core Strategy Plan (2016).

- 7.2.3 Policy 8 (b)(ii) states that new development should ensure that ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.
- 7.2.4 The applicant has been engaged in lengthy discussions with the Highways Authority over the last year in relation to the layout of roads and parking on the wider site. Having been consulted, the Local Highways Authority (LHA) raised objections to the proposed development on several grounds including parking layout, visitors parking space, garage, and visibility splay. The applicant submitted a revised plans and additional technical information to address the all the matters raised.
- 7.2.5 The internal road network has been designed for a 20mph speed limit throughout to encourage a safe environment for pedestrians, cyclists, and other vulnerable road users. Raised table junctions have been utilised to provide horizontal displacement at junctions, and shared surfaces have been provided to lower order roads in the hierarchy where vehicular speeds themselves are expected to be walking pace or less. The development is accessed via a priority junction between the existing Roman Road and the proposed Road A1. The internal road network comprises a mix of access roads (Road A1, Road A2 and Road A3), Shared Surfaces (S1 and S2) and Shared Private Drives (P1, P2 and P3).
- 7.2.6 The proposed design aligns with National Planning Policy Framework paragraph 110 c) to 'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.". NCC Highways Authority were consulted throughout the design process and proposed access roads have been designed to an adoptable standard.
- 7.2.7 The proposed parking arrangement would provide adequate parking for both residents and visitors with garages that are well integrated into the streetscape. The table below showed the parking provision within the proposed development:

Number of bedrooms	Number of dwelling	In-curtilage parking
4/5 bedrooms	11	3 parking space
3 bedrooms	84	2 parking space
2 bedrooms	4	2 parking space

- 7.2.8 Following the receipt of additional information from the applicant, the LHA concluded that the revised plan is fit for purpose and all holding objections are removed subject to recommended conditions. It is considered that the proposals will have no detrimental impact on the highway network.
- 7.2.9 As such, officers consider that, whilst acknowledging the development would add to the traffic flow within Little Stanion, on balance, it is deemed that the development would not have a demonstrable impact upon highway safety or the free flow of pedestrian and vehicular movements. Therefore, the proposal complies with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy (2016) and paragraph 109 of the National Planning Policy Framework (2019).

7.2.10

7.3 Impact on Neighbouring Amenity

7.3.1 Policy 8 of the NNJCS 2016 emphasizes on the need for new development to protect the amenity of the future occupiers, neighbouring properties, or the wider areas from unacceptable harm because of the development.

7.3.2 The applicant has engaged in a lengthy dialogue with the design team of the LPA to bring a housing scheme that is acceptable by virtue of its compliant to Development Plans which seeks to protect the amenity of the future occupiers, neighbouring properties, or the wider areas.

7.3.3 For the new properties, they have been positioned and orientated to have an acceptable relationship with each other. Back-to-back distances are reasonable and whilst there is good overlooking of parking areas/streets, this is not to the detriment of residential amenity. 1.8m high fencing between dwellings also ensures adequate privacy to the gardens of the new properties.

7.3.4 In terms of standards of accommodation, Policy 30(b) on Housing Mix and Tenure from the North Northamptonshire Joint Core Strategy (2016) emphasises that the internal floor area of new dwellings must meet the National Space Standards as a minimum to provide residents with adequate space for basic furnishings, storage, and activities. In both affordable and market sectors, adaptable housing designs will be encouraged to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.

7.3.5 The proposed house types are in accordance with the National Space Standards and satisfies the standards of accommodation criteria and as such considered to be acceptable. Therefore, the proposed development conforms to Policy 8 and Policy 30 of the North Northamptonshire Joint Core Strategy (2016) as well as the National Planning Policy Framework (2019)

7.4 Landscaping

7.4.1 The concept and ambition of the landscape strategy is to create hierarchy and identity within the site layout. Different groupings of plant types have been allocated to each street to give separate identity and a sense of space within each street.

7.4.2 The applicant has submitted a comprehensive landscaping scheme detailing the landscape arrangement, layout which includes street frontage and house frontage.

7.4.3 The dwellings facing onto the main approach towards the east boundary approach to the site have soft shrub planting frontage treatment defined with enclosed railings providing privacy to each dwelling. The main access towards the south boundary (Road A1) through the site is defined by an avenue of Carpinus Betulus hornbeam trees that act to create a sense of arrival.

7.4.4 The foot path has been offset to provide a grassed strip between pedestrian and road users. A feature shrub bed defines the entrance to the site with a

backdrop of three ornamental specimen trees under planted with seasonal bulbs. All planting specification has been guided by the requirements of the specific site conditions and references plant types specified in the design of the adjacent village centre.

- 7.4.5 It is to be noted that the completion of public open space works, landscaping and installation of play equipment and all associated works related to this proposed development has been submitted under the separate application reference 17/00701/DPA with a subsequent S73 application to vary the landscaping and introduction of a retaining wall within the scheme has also been considered alongside this reserved matter application.
- 7.4.6 No objection has been raised by Council's Tree Officer. Overall, it is considered that the proposed landscaping features within the site is acceptable.

7.5 Flood Risk and Drainage

Parcel 5 is an integral part of the Little Stanion new village and is to be served by the all-encompassing SUDs scheme within the village. Flood Risk Report (OCSC, December 2017) that sets out how the proposed public open space links into the drainage strategy for the wider development was approved pursuant to the grant of outline planning permission 17/00703/OUT for Parcels 5 and 6. The overall strategy for the Parcel 5 development is for storm water to flow to the Primary SUDS Pond immediately to the south of Parcel 5 via storm drains and swales. The outlet from the Primary SUDS Pond is then restricted to flow at the agreed discharge amounts at its outlet. The flow from Parcel 5 dwelling element of the site has over sized pipes locally and is to be an integral part of the site-wide system and associated SUDs.

This approach is based on discussions with the EA and Anglian Water that date back to the original permission. Those discussions led to a Flood Risk Assessment (WSP, 2005) that was previously approved as part of 04/00442/OUT and used as the basis for the completions on site to date. This application does not seek to vary the proposals contained within that report in any way, instead proposing that the public open space is completed in accordance with the previously approved strategy.

There are no objections to the proposal from statutory consultees, and it is considered that the proposal will accord with Policies 5 and 8 of the JCS and the NPPF in relation to managing flood risk.

8. Other Matters

- 8.1 One third party representation was received against the application on the following grounds such as: over-development, unfulfilled promises, shortage of basic services, highway safety, parking, and traffic congestion. The issues raised have been adequately addressed within the body of this report.
- 8.2 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive, and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments

and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

- 8.3 As this is a reserved matters application, issues relating to sustainability, impact on the wildlife habitat and ecology will be dealt with relation to relevant planning conditions on the outline planning permission (17/00703/OUT).
- 8.4 S106 Obligations: Ordinarily a scheme for this number of new residential units would involve a s106 agreement to secure various pieces of infrastructure/affordable housing necessary to mitigate against the impact of the development. In this instance the circumstances are, however, very different. This application is covered by an existing Legal Agreement (S106a) that was entered into by the applicant, CBC and NCC on 25th August 2016 and that will continue as part of the development hereby submitted should the application be approved.

9. Conclusion/Planning Balance

The details hereby submitted related to the reserved matter application following the outline permission is acceptable and not considered to cause any significant harm to the character of the area, the amenity of the nearby occupiers would not be unduly impacted, and highway safety will not be jeopardised because of the proposed development.

The proposal will deliver additional residential units commensurate with the vision and objectives originally set out for the new village of Little Stanion. For the reasons set out above it is considered that the proposals are in accordance with the provision of the NPPF as well as the adopted policy position. No material planning considerations indicate that the policies of the development plan should not prevail. As such, it is proposed that the application should be approved subject to the imposition of the following conditions.

10. Recommendation

- 10.1 The recommendation is for approval subject to the following conditions.

11. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

- a) Planning Statement Prepared by iPlan Solutions Ltd

- b) Design and Access Statement prepared by ARC-ID
- c) Building for Life Assessment Prepared by iPlan Solutions Ltd
- d) 1616-P5-P06 Red-Edged Site Location Plan

- e) 1616-P5-P01 Rev A Proposed Site Layout

- f) 1616-P5-P03A Topographical Survey

- g) 1616-PA03 Rev B Proposed Boundary Treatments
- h) 1616-PA04 Proposed Phasing Plan

- i) 1616-VC-P120 Rev. A Village Centre Previous Approved & Proposed Layout
- j) 1616-P5-P10 Proposed Street Elevations - Roman Road & Road A1

- k) 1616-P5-P11 Proposed Street Elevations - Road A2 South
- l) 1616-P5-P12 Proposed Street Elevations - Road A2 North
- m) 1616-P5-P13 Proposed Street Elevations - Shared Surfaces S1 & P2
- n) 1616-P5-P14 Proposed Street Elevations - Road A3 & Shared Surface S2 West

- o) 1616-P5-P16 Rev A Proposed Retaining Wall
- p) 1616-P5-P20 Proposed House Type A

- q) 1616-P5-P21 Proposed House Type B1

- r) 1616-P5-P22 Proposed House Type B2

- s) 1616-P5-P23 Proposed House Type C1

- t) 1616-P5-P24 Proposed House Type C2

- u) 1616-P5-P25 Proposed House Type D1

- v) 1616-P5-P26 Proposed House Type D2

- w) 1616-P5-P27 Proposed House Type E1

- x) 1616-P5-P28 Proposed House Type E2

- y) 1616-P5-P29 Proposed House Type F

- z) 1616-P5-P30 Proposed House Type G

- aa) 1616-P5-P31 Proposed House Type H

- bb) 1616-P5-P32 Proposed House Type H variations
- cc) 1616-P5-P33 Proposed House Type J

- dd) 1616-P5-P34 Proposed House Type K
- ee) 1616-P5-P35 Proposed House Type L

- ff) 1616-P5-P36 Rev A Proposed Garages

- gg) J156-C-5.100-S1-P06 Proposed Road Layout

- hh) J156-C-5.107-S1-P06 Engineering Layout
- ii) 20-4266 Parcel 5 Planting Layout V3 Schedule and Specification
- jj) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- kk) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- ll) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- mm) 20-4266 Parcel 5 Planting Layout V3 Inset
- nn) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- oo) 20-4266 Parcel 5 Planting Layout V3 Inset 5
- pp) 20-4266 Parcel 5 Planting Layout V3 Inset 6
- qq) 20-4266 Parcel 5 Planting Layout V3 Inset 7
- rr) 20-4266 Parcel 5 Planting Layout V3 Inset 8
- ss) 20-4266 Parcel 5 Planting Layout V3 Inset 9
- tt) 1616-P5-P15 Proposed Street Elevations - Road A3 & Shared Surface S2 East

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.

3. All soft and hard landscape works are to be carried out in accordance with the approved details in the first planting season following the completion of each housing phase identified on the approved Phasing Plan 1616-PA04 or 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.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

4. No private trees are permitted within 2.5m of the public highway. Highway trees require a minimum verge width of 2m (wider dependant on species).

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

5. Prior to the occupation of the dwellings to which they relate development hereby permitted, the car parking area shown on the approved drawings shall be constructed, surfaced, and permanently marked out. The car parking area shall be used for no other purpose thereafter.

Reason: To always ensure adequate parking provision so that the development does not prejudice the free flow of traffic or safety on the neighbouring highway.

6. Prior to the completion of the construction of any dwellings on site, details of the proposed lighting scheme for the entire exterior of the site shall be submitted to and approved in writing by the Local Planning Authority. The uniformity should provide equal quality of illumination in all areas. The scheme shall include low lux levels and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented to serve the first occupation of each associated dwelling and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated scheme and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7. No building hereby permitted shall be occupied or the use commenced until a scheme detailing the location and specification of EV charging facilities serving the dwellings is submitted to and approved in writing by the Local Planning Authority. The approved EV charging point scheme shall then be implemented and retained thereafter.

Reason: To support sustainable transport objectives in accordance with policies 8 and 15 of the North Northamptonshire Joint Core Strategy 2016.

8. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (S104 Site Wide Adoptable Drainage CSK_033 issue 02, OCSC, 2020), as approved under application NC/21/00032/CON dated 17th June 2021 which shall be implemented in full and retained thereafter.

Reason: to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

INFORMATIVES

The LHA advised the applicant to take note of the following informatives:

- The applicant's attention is drawn to the fact that no works may commence within the existing highway without the express written permission of the local highway authority. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with the local highway authority's standards and specifications.
- The applicant's attention is drawn to the requirement that any new sewer connection required for this development within the highway will require a licence from the local highway authority under Section 50 of the New Roads and Street Works Act 1991.

- The applicant's attention is drawn to the Traffic Management Act 2004 where three-month notice periods to allocate road space (for works within the highway, including footways and verges) is required prior to the commencement of works. Such notice cannot be submitted or commence until the completion of an appropriate license or Agreement with the local highway authority.
- Vehicular visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
- Pedestrian visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.
-



NORTH



Site Location Map
Scale 1:2500

Project Parcel 5 | Roman Road | Little Stanion | Corby | Northamptonshire
Client JME Developments

Title **Site Location Map - Parcel 5**

Date Jan 2021
Scale 1:2500

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Dwg No 1616-P5-P06
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North Northamptonshire Area Planning Committee (Corby) 22 July 2021

Application Reference	NC/21/00033/RVC
Case Officer	Babatunde Aregbesola
Location	Roman Road Corby Northamptonshire
Development	Variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations.
Applicant	JME Developments Ltd
Agent	Mr Mark Flatman
Ward	Stanion And Corby Village
Overall Expiry Date	26.04.2021
Agreed Extension of Time	28th July 2021

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because Little Stanion Parish Council has raised a material planning objection against the variation of condition 2 (s73) application pursuant to application reference 17/00701/DPA. The Parish Council has insisted the application be brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application is seeking planning permission for the variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations.
- 2.2 The application seeks to amend the approved schedule of drawings currently approved pursuant to planning permission 17/00701/DPA to facilitate the discharge of the reserved matters in respect of parcel 5 following the grant of outline planning permission 17/00703/OUT issued on 6 September 2018.
- 2.2 The unusual shape of Parcel 5 is as a consequence of the legacy of a proceeding grant of planning permission issued to Berbank 09/00127/DPA pursuant to the long-lapsed outline planning permission 04/00442/OUT of 4 July 2006. The subsequent S106a Modification issued by Corby BC on 25 August 2016 facilitated the completion of Little Stanion following the difficulties experienced by the site caused by the 2008 recession.

3. Site Description

- 3.1 The application site is 12.18ha (30.1 acres) of land accessed from Roman Road at Little Stanion, Corby. The land is already partially landscaped and used as public open space as part of the Little Stanion development which was given Outline consent in 2006 (04/00442/OUT).
- 3.2 There are already significant areas of landscaping and planting on site, which this application seeks to augment. The land benefits from existing swales and a sustainable urban drainage system that serves the residential component of that wider scheme.

4. Relevant Planning History

- 4.1 17/00701/DPA: Full planning application for completion of public open space works, landscaping and installation of play equipment and all associated works. Approved 25.04.2018.
- 4.2 04/00442/OUT (Residential Development of not more than 970 dwellings; public open space, primary school, and community facilities, associated development including provision of roads and infrastructure, access from Longcroft Road) – Approved 05/07/2006.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website by following this link: [NC/21/00033/RVC | Variation of condition 2 \(approved plan drawings\) to include the following plan drawings with approved plans under](#)

[planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations. | Roman Road Corby Northamptonshire](#)

5.1 Little Stanion Parish Council

1. The Parish Council received the above application after requesting to be included in the observation process. Again, your office failed in their duty to notify Little Stanion Parish Council when initially proceeding with this application. When the letter finally arrived, it was received with a further 4 applications, 2 applications on the same number with different descriptions. It is the understanding of the Parish Council that the following references have not been distributed to the resident's NC/21/00032/CON, NC/21/00033/RVC (twice) and NC/21/00033/RVC.

Therefore, the residents are unable to make an informed decision and comment according. Your department are in breach of your own Regulations/Standing Orders and we must insist that no further action is taken by CBC and the DCC until residents have received all 5 applications and given a chance to reply within the statutory period.
2. Please provide full evidence of where all of the planning application references have been displayed within Little Stanion.
3. It would appear from the drawings submitted by the applicant, that no turning circle has been provided for vehicles such as refuse collectors. On this note, we already have other examples in Little Stanton where the DCC has failed to enforce the correct space for this, now causing an issue with NCC regarding road adoptions.
4. Effects on trees. In Little Stanion this applicant has already shown flagrant disregard on this matter, trees were cut down without permission, damaging the environment and destroying the habitat of nesting birds such as Red Kites which are now a protected species. If this application is allowed to go ahead, this will cause further disruption and devastation along the same path.
5. Continuing with wildlife, it is noted from the applicant's submitted site plan, that plots 29 to 51 inclusive, are planned to be sited adjacent to the area known as "Badger Alley". The construction works and then human activity, is without question likely to cause harm and/or disruption to the local badger population. Please see <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences> for current rules regarding their protection. It is also noted that the applicant has failed to provide any details of how they intend to address this.
6. Highway safety and traffic impact, the applicant has shown on the plan submitted that there would only be one entrance/exit in to the area of development via Roman Road. Little Stanion already suffers with a number of issues on this road, with vehicles often travelling in excess of the speed limit. This road is also on the bus route. It is the firm belief of the Parish Council that this one entrance/exit is a potential accident hot spot. Furthermore, the number of properties the applicant is proposing to build (99), includes a high proportion of 4, 5 and 6 bed roomed homes which increases the number of vehicles in the area feels like it is more than the current road network can cope with. This in turn will have a knock-on effect increasing the pressure on the roundabout at the junction of Longcroft Road/A43 and A6116. This roundabout has suffered a number of road traffic accidents of late mainly at the

- key times of day around the school run traffic.
7. There is also a concern with visibility at the entrance/exit junction with properties sited at the edge of the junction. It is felt that the planting shown on the plan would obscure vehicles exiting the development and when turning right will require vehicles pulling out to an unsafe distance to gain full view of any oncoming traffic.
 8. Visual impact and design, it is noted by the Parish Council the applicant is proposing a number of three-storey properties. Whilst Little Stanion does have some three-storey homes already constructed it is felt that the planned number within the total is out of keeping with the rest of Little Stanion.
 9. Loss of **privacy**, the applicant has shown on the submitted plan, a play area and a games area. Whilst the Parish Council welcomes amenities for residents, it must be pointed out that the aforementioned areas will have an impact on a number of properties facing them, both with loss of privacy, visual impact design, and a potential nuisance from noise. If this is allowed to go ahead some form of screening should be considered. It should also be noted when the home owners of the afore mentioned properties bought their homes, they had no idea that a play park would eventually be right outside their doors. The above could also come under your heading of **Overshadowing, Dominate** or oppressive **impact matters**. It is a concern of the Parish Council, that plots 28 & 29 will have a playing pitch used by small school children.
 10. Turning now to Relevant planning policies, we refer to the Contract Rights Third Party Act 1999 -

s1(b) of the Act slates, "purports to confer a benefit" on us. The Parish Council can claim, that a promise was made to the Residents (the Purchasers) that the developer will provide a village Hall, a shop and other amenities etc., when the last house was built and sold".

Under s106 Agreement a promise was made to Corby Borough Council by Corus UK to provide these facilities/amenities for the residents, and under s4 of the said Act, it further states "Enforcement of contract by promisee", it means that it does not affect any right of the promisee to enforce any term of the contract, the Parish Council can argue that "a promise was made, hence the purchase of properties in Little Stanion, so that is consideration given to purchase".

In Provender v Wood (1627} 124 ER 318, it held that the claimant (Provender) as a 3^d party has a right to sue the Defendant (Wood). Here are the brief FACTS: Wood agreed with Provender's father to pay £20 to Provender after Provender and Wood's daughter were married. Wood did not pay, and Provender brought action. The ISSUE was: Can Provender, who was not a party to the agreement, but is the beneficiary of the money, can bring an action for enforcement?

***The DECISION** of The Court "Finding for the plaintiff" -i.e.; Provender. Other points to consider is that CBC has a "Duty of Honesty", This duty applies to all contracts regardless of contractual intention, although it is not a term, it does forbid lying or knowingly misleading on matters directly related to the performance of the contract.*

The Parish Council further believes that Corby Borough Council and its Development & Control Committee and the applicant have breached the S106/S106a agreement by permitting the development of the 15 homes, see 19/00541/REM and this development of a further 99 homes, which will put the total more than the 970 that permission was originally granted for, see 04/00442/OUT.

Observations and remarks

1. Regarding both the play area and games area, we would like to draw your attention to a previous application by the applicant at Little Stanion that CBC passed where a full-sized sports pitch was stated would be installed. This was promised but never delivered and allocated on land that did not belong to the applicant. We do not wish to see history repeating itself.
2. In a pre-Christmas DCC meeting on Zoom regarding CCTV within Little Stanion, a council officer informed the DCC that a certain block of apartments was going to be built within a certain time period. This has turned out not to be the case, therefore misleading DCC members in their decision-making process. In addition to these 99 homes and the said block that the applicant still has to start work on, will without question impact on the lives, safety (CCTV) and the wellbeing of the community.
3. The promised new village hall has been proven to have fallen outside the time frame of the phasing plan laid down from the construction of the village hall. The applicant has shown disregard for the planning permission granted, on document reference
17 00702 DPA VILLAGE CENTRE CONSTRUCTION SEQUENCE DIAGRAM-69485. The DCC accepted that block E and the village hall would be completed within 2 years of planning permission being granted. Today this block has not even been started.
4. Any conditions imposed by the DCC to the developer have not been enforced. We are given to understand the developer was to have paid E9,000 to CBC for the services of the Monitoring Officer. Both CBC/DCC never follow up, checked on or enforced planning conditions.
5. Within the 99 planned new homes, will bring families and children and cars. The village primary school is already oversubscribed. Where are these infant children supposed to go for education? It also highlights the fact all secondary aged school children leave the village by car or bus to travel to their schools. It is not ideal that these children will have to wait for school transport on the main road leading to the Euro Hub. Day and night HGV are passing in and out to pick up or drop off or simply stay overnight. This is far from ideal.
6. Without question, the residents of Little Stanion collectively say the applicant should be required to finish what they have started and promised, both to CBC, the Parish Council and the residents before being allowed to move onto other works.
7. It is clearly wrong of both CBC and the DCC to allow just the one officer to make a recommendation to the DCC. This is not normal practice. They should base their judgement on facts which is sometimes lacking. They are duly elected councillors with a duty of care. It has been shown that some members of the DCC have never been to Little Stanion and one has been recorded as saying - *where is Little Stanion?*

Therefore, in closing The Parish Council would like to extend to members of the DCC by prior appointment, please come and meet the Parish Council in Little Stanion to enable us to show you the situation firsthand.

5.2 Neighbours/Responses to Publicity

Public consultation was carried out by way of by way of site notice (posted up 12.02.2021), press advertisement in Evening Telegraph (18.02.2021) and by

letter notification to 32 neighbouring properties on 09.02.2021. During the statutory consultation period, no third-party comments or objections were received.

5.3 Local Highway Authority (LHA)

Following a revised plan drawing submitted by the applicant, the previous objections raised by highways were removed and proposal recommended for an approval subject to conditions.

Environmental Health Officer (EHO)

No objection and no comments

Environment Agency

No comments

Sustainability Officer

No comments

Crime Prevention Design Advisor

Following the receipt of revised drawings from iPlan Solutions regards designing out crime, all previous holding objections were removed and recommended approval for the following applications: NC/21/0031/REM - NC/21/00032/CON - NC/00033/RVC - NC/000034/RVC. The revised drawings being applied to the afore mentioned applications as appropriate.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

List relevant policies here e.g.
Policy 1 – Presumption in Favour of Sustainable Development
Policy 3 – Landscape Character
Policy 8 – Place Shaping Principles

6.4 Local Plan – Part 2 Local Plan for Corby (Submission version)

Policy 6 – Green Infrastructure Corridors

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact

- Highway Matters
- Landscaping

7.1 Principle of Development

7.1.1 The proposals comprise a revised scheme on land which was previously granted outline permission for public open space under planning reference 04/00442/OUT (05/07/2006) and recently granted planning permission again under planning reference 17/00701/DPA dated 25.04.2018. There have been no changes to national or local policies in the interim period that would suggest a change or alter the principle of development with the extant permissions. The principle has therefore already been established and is not up for debate with this application. That said, the development of this site for public open space purposes is still in accordance with the JCS and the NPPF. Thus, the principle of this development is still considered acceptable. What follows is a consideration of the relevant detailed factors.

7.2 Visual Impact and Landscaping

7.2.1 The current s73 application seeks changes to the approved plan drawings under 17/00701/DPA to facilitate the amendments required to the south of Parcel 5 following the grant of outline planning permission 17/00703/OUT for the erection of dwellinghouses. It is pertinent to note that the land rationalization to the south of Parcel 5 occurs on the existing public open space.

7.2.2 The current application will not deviate from the landscape scheme that was previously approved but rather introduce changes that will allow a seamless implementation of outline planning consent on the adjacent land for the development of dwellinghouses layout.

7.2.3 The applicant suggested in its letter sent to the council that to successfully achieve an adequate fall for the drainage system within Parcel 5 (adjacent site for residential development) there is a consequential knock-on requirement to raise the level of Road A1 that defines the southern perimeter of the residential layout. Therefore, there is a need to regrade soil levels between the southern boundary of this road and the open space to the south beyond.

7.2.4 The associated landscaping at this interface is detailed in the submitted Lockhart Garrett Landscape Detailed Planting Masterplan drawing for Parcel 5, 20-4266 V2, and comprise the consequential adjoining amended component plans forming part of this application to the adjoining public open space. The landscaping within Parcel 5 will provides opportunity to plant trees to frame Parcel 5 immediately to the south along Road A1. There is also associated landscaping proposed overlapping between the two areas to ensure the holistic integration of Parcel 5 with the open space to the south is seamless.

7.2.5 In addition to the soil regrading, there is also a consequential necessity to re-site the existing footpath around the north of the existing lake and for the introduction of a 61m long section of tapered low retaining wall that will range from 1m to 1.2m in height and as detailed in the submitted OCSC retaining wall drawing J156-OCSC-P5- XX-DR-S-1801 P02 Sheet 2 of 2. The wall will be faced with natural ironstone.

7.2.6 The Public Open Space at Little Stanion extends around the Northern, Western, Southern and Southeast boundary of the village. There is also a green corridor through the centre (the Long Meadow), and a smaller green corridor in the Southwestern section (the Short Meadow). This layout was approved as part of the original Outline Application (04/00442/OUT), which gave permission for the wider development. Consequently, it granted planning permission recently under 17/00701/DPA.

The proposed changes to previously approved plans are acceptable and considered to further enhanced the holistic development of the entire site. It is considered to present a suitable form of development that will be to the benefit of the character of the village and surrounding area. Importantly it will provide a visual buffer between the built form and the open countryside to the southwest.

7.2.7 In addition to the soil regrading, there is also a consequential necessity to re-site the existing footpath around the north of the existing lake and for the introduction of a 61m long section of tapered low retaining wall that will range from 1m to 1.2m in height and as detailed in the submitted OCSC retaining wall drawing J156-OCSC-P5- XX-DR-S-1801 P02 Sheet 2 of 2. The wall will be faced with natural ironstone.

7.2.8 The proposed new elevated road will sit behind the top part of the retaining wall alongside the new footpath around the north of the existing lake area. The proposed changes will be visible from the street scene. Having been consulted, the highway raised no objection to the proposed development and concluded that it is acceptable such that it will not jeopardise highway safety for all users. The proposals will upgrade existing footpath links around the new village and enable greater links with the open countryside that adjoins it.

7.2.9 It is deemed that the proposal is in accordance with the requirements of the NPPF and Policies and 8 and 15 of the JCS in so far as they have regard to highway safety and connectivity.

8. Other Matters

8.1 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive, and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. Conclusion

9.1 The proposal will deliver an area of public open space commensurate with the vision and objectives originally set out for the new village of Little Stanion and would facilitate the development of the adjacent site. For the reasons set out above it is considered that the proposal to vary the previously approved plans are in accordance with the provision of the NPPF as well as the adopted policy position. No material planning considerations indicate that the policies of the

development plan should not prevail. As such, it is proposed that the application should be approved subject to the imposition of the following conditions.

10. Recommendation

10.1 The recommendation is for approval subject to the following conditions.

11. Conditions

1. The development hereby permitted shall begin before the expiration of 3 years from the date of planning permission reference 17/00701/DPA dated 21.05.2018.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details approved under application 17/00701/DPA, as amended by the non-material amendment approvals 18/00483/NMA, 18/00785/NMA and NC/21/000 22/NMA shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00701/DPA approved 21 May 2018
- b) D 17-2405 Red Edged Ordnance Survey Location Plan
- c) D17-2404 POS Rev4 Area Site Plan (Received 27/06/2018)
- d) M17-2406 Rev5 New Masterplan for Little Stanion (Received 27/06/2018)
- e) D17-062 Rev10 Detailed Landscape Design Plan (Received 27/06/2018)
- f) D17-2219 Details Landscape Design Plan Rev 6 (Received 27/06/2018)
- g) 17-1220 Landscape Statement
- h) 17-2367 Landscape Management Plan
- i) D17-2401 Rev4 Play Area Cross Sections (submitted 18/04/2018)
- j) 6020-046 Turnstile
- k) 6020-086 Junior Comment-Chequer Deck
- l) 6060-058 Holly Hedgehog
- m) 6060-076 Streetboard
- n) DRAKE09-900 Drake
- o) LSW 18-1.8m Log Swing (Cradle)
- p) NSW 24-2.4m Log Swing (Flat Seats)
- q) LSW 24BN-Birds Nest Swing
- r) PICUS6SS-Pick Up Sticks Six (SS Slide)
- s) 6020-071 Rock N Roll Roundabout
- t) 6060-57 Freddie Frog
- u) MARC 006-600 Young Explorer Marco Polo
- v) 6020-063 Double Zig Zag Twister
- w) 6020-088 Toddler Comet-Chequer Deck
- x) 6060-066 Rock N Roll
- y) 6060-075 Long Skateboard
- z) 6070-054-454-Talking Flowers
- aa) RALEE 196-600-00 Raleigh
- bb) Kickabout Area Fencing Details

- cc) Square Closed Goal Module
- dd) CW06 Leg Press
- ee) CW08 Skier
- ff) CW12 Air Walker
- gg) CW15 Body Twist
- hh) CW23 Arm Bike
- ii) CW36 Stepper
- jj) CW 57 LatPull-ChestPress Combi

- kk) S.96a 18/00785/NMA approved 14 June 2019
- ll) 18-1541 Detailed Landscape Design Pack comprising 81xA3 sheets inc. 7
- mm) Corby BC Logo Bin Image and Specification
- nn) Indicative Little Stanion Bin Locations, Existing and Proposed NTS
- oo) Supporting letter (reference 17/018/MJF) dated 22nd of November 2018

- pp) S.96a NC/21/00022/NMA approved 3 March 2021 20-4721 V2 Overview & Planting Schedule 20-4721 V2 Planting Schedule
- qq) 20-4721 V2 Detailed Landscape Design, Inset 1
- rr) 20-4721 V2 Detailed Landscape Design, Inset 2
- ss) 20-4721 V2 X-Section A
- tt) 20-4721 V2 X-Section B
- uu) Supporting letter (reference 17/018/MJF) dated 16th January 2021

- vv) S.73 NC/21/00033/RVC
- ww) 1616-OS-P003 Red Edged Site Location Plan
- xx) 1616-P5-P01 RevA Proposed Site Layout
- yy) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- zz) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- aaa) 20-4266 Parcel 5 Planting Layout V3 Inset 3
- bbb) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- ccc) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- ddd) J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2
- eee) J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2
- fff) 1616-P5-P15 Rev A Proposed Retaining Wall Elevations
- ggg) Supporting Letters (reference 20/009/MJF) dated 24th January, 2nd and 3rd March 2021

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.

3. No development shall take place other than in accordance with the Construction Management Plan (JME 2018) as approved under application 18/00455/CON on 15 October 2018.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart-Garrett, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

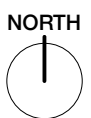
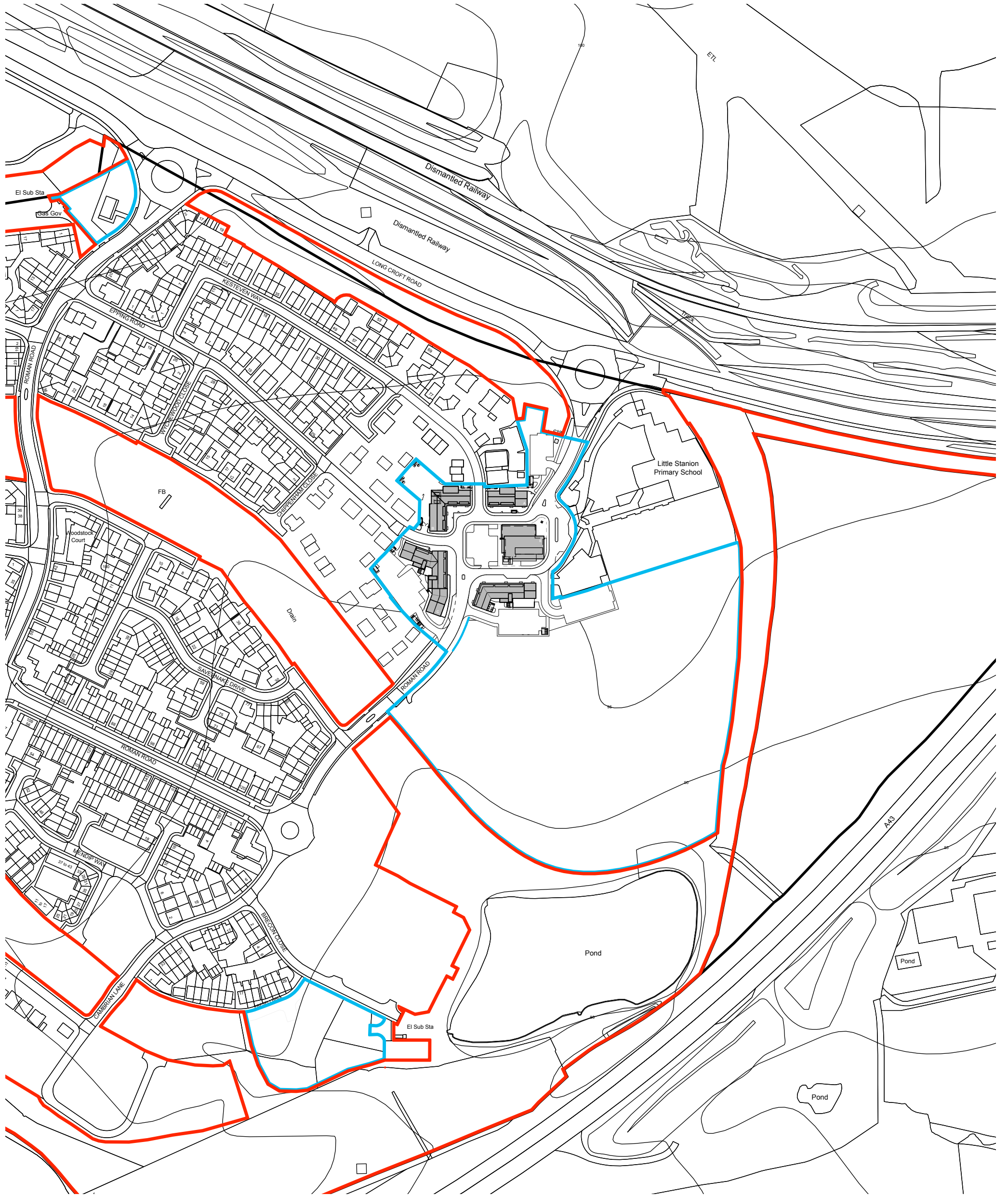
7. The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27 June 2018 and utilising the Wickestead Wildcats acoustically dampened fencing.

Reason: In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

8. The development hereby approved shall be laid out in accordance to the approved plan drawing 1616-P5-P01 RevA Proposed Site Layout

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

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Site Location Map
Scale 1:2500

Project Open Spaces | Little Stanion | Corby
Client JME

Title **Site Location Map - Little Stanion Village Centre**

Date Jan 2021
Scale 1:2500 @ A3

Dwg No **1616-OS-P003**
Dwg By N McClarty

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**ARC
ID**

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North Northamptonshire Area Planning Committee (Corby) 22 July 2021

Application Reference	NC/21/00034/RVC
Case Officer	Babatunde Aregbesola
Location	Village Centre adjacent Parcel 5 Roman Road Corby Northamptonshire
Development	Variation of condition 2 (approved plans) under planning reference 20/00301/RVC approved 12/11/2020 amending 17/00702/DPA approved 21/05/2018; to include 20-4514 L Block D Amended Landscape Plan V1 and 1616-VC-P120 Village Centre Previous Approved and Proposed Layout.
Applicant	JME Developments Ltd
Agent	Mr Mark Flatman
Ward	STAVIL - Stanion and Corby Village
Overall Expiry Date	26.04.2021
Agreed Extension of Time	28 th July 2021

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because Little Stanion Parish Council has raised a material planning objection against the variation of condition 2 (s73) application pursuant to application reference 20/00301/RVC approved amending 17/00702/DPA. The Parish Council has insisted the application be brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks variation of condition 2 (approved plans) under planning reference 20/00301/RVC approved 12/11/2020 amending 17/00702/DPA.

Condition 2 of the previous planning permission states that: The development shall conform in all aspects with the plans and details approved under application 17/00702/DPA, as amended by non-material amendment approval 18/00484/NMA, as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- P001 (Red Edged Village Centre Location Plan)
- P101 Rev D (Village Centre Site Layout)
- J156B - 152 Rev D (Proposed Road Markings)
- P101 (Village Centre with Topo Survey)
- P110 (Proposed External Stores)
- P200 and P201 (Block A Proposed Floorplans and Elevations)
- P300, P301, P302 (Block B Proposed Floorplans and Elevations)
- P400, P401, P402, P403, P404 (Block C Proposed Floorplans and Elevations)
- P500, P501, P502, P503 (Block D Proposed Floor Plans and Elevations)
- P600, P601 (Block E/Village Hall Proposed Floor Plans and Elevations)
- J156B-151 Rev B (Proposed Levels)

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.

2.2 The applicant seeks to amend the approved schedule of drawings currently approved pursuant to planning permission 20/00301/RVC (17/00702/DPA) to facilitate the discharge of the reserved matters in respect of parcel 5 following the grant of outline planning permission 17/00703/OUT issued on 6 September 2018.

2.3 Following the grant of outline planning permission 17/00703/OUT, and having consequently now designed a detailed housing layout, two modifications are contemporaneously required to adjacent existing grants of planning permission to the north and south of Parcel 5 to achieve the effective dovetailing of the jigsaw. This application is to facilitate the amendments required to the north and is contemporaneously submitted with the corresponding reserved matters application pursuant to 17/00703/OUT.

2.4 In the case of 20/00301/RVC (17/00702/DPA) situated to the north of Parcel 5, the existing approved store for 16 cycles, Store D3, that will serve the village centre Block D is proposed to be relocated from being situated to the north of Parcel 5 plot 14 to a position within Parcel 5 north of Plot 11. This relocation facilitates a more appropriate garden configuration for Plot 14 whilst still maintaining the existing approved cycle store provision, albeit to now be relocated to within Parcel 5, but still contained adjoining and serving the car park associated with Block D of the village centre.

2.5 The configuration of the Parcel 5 layout also results in a landlocked rectangle of land north of plot 21 and west of plots 27 and 28. The second land rationalization at the interface between Parcel 5 and the Village Centre consequently proposes that this parcel of land be amalgamated with the existing 25 space village centre public car park to deliver a 30% capacity increase through the creation of a further 8 car parking spaces. This is effectively therefore an unexpected and beneficial planning gain for the wider Little Stanion community by creating

additional public parking spaces to facilitate drop-off and pickup of children from the primary school and also for those visiting the village centre retail units and village Hall.

- 2.6 The third land rationalization is the amendment to the village centre landscaping in the area between the car park serving Block D and the public car park south of the village school. This introduces 3 ornamental trees into the rear gardens of plots 13 and 14 in a comparable manner to the tree planting for all other individual plots within Parcel 5 Landscape Masterplan. It also provides for a seamless contiguous continuation of the landscaping and accompanying element of the footpath link that is proposed within the Parcel 5 reserved matters application to link Parcel 5 with the village centre to improve overall pedestrian accessibility.

3. Site Description

- 3.1 The application site is 1.43ha (3.53 acres) of land accessed from Roman Road at Little Stanion, Corby. Development of apartment blocks has begun in accordance with a previously approved scheme (17/00702/DPA). The site is situated roughly centrally within the village, immediately adjacent to the main access route and primary school.

Little Stanion New Village is located to the southeast of Corby and is accessed via the A43 and Longcroft Road. The topography of the site is such that it gradually drops from north to south.

3.2

4. Relevant Planning History

A planning history search exercise was carried out on 20.09.2020 to reveal the following relevant planning site history:

Application Reference	Proposal	Status
18/00484/NMA	Non-Material amendment to 17/00702/DPA (phasing plan, fire hydrants and layout)	Approved 19 th July 2018
17/00702/DPA	Full Planning Application for the erection of 66 two bedroomed apartments, 598sqm of retail falling within use classes A1,A2,A3,A4 and A5, 435sqm community hall, associated car parking spaces and all associated works.	Granted Permission 21 st May 2018
08/00071/DPA	Full application for the mixed use square with 44 dwellings, retail units and school drop off and collection area.	Granted Permission 29 th July 2008
04/00442/OUT	Residential development of not more than 970 dwellings; public open space, primary school and community facility, associated development including provision of roads	Granted Permission 05 th July 2006

	and infrastructure, access from Longcroft Road.	
20/00301/RVC	Variation of Condition 13 (CCTV) pursuant to planning permission 17/00702/DPA (Full Planning Application for the erection of 66 two bedroomed apartments, 598sqm of retail falling within use classes A1,A2,A3,A4 and A5, 435sqm community hall, associated car parking spaces and all associated works): CCTV Provision at the Village Centre	Application Permitted 12.11.2020

Various other discharge of condition, non-material amendment and reserved matter applications have also been dealt with following from the above applications.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website by visiting the link below: [NC/21/00034/RVC | Variation of condition 2 \(approved plans\) under planning reference 20/00301/RVC approved 12/11/2020 amending 17/00702/DPA approved 21/05/2018; to include 20-4514 L Block D Amended Landscape Plan V1 and 1616-VC-P120 Village Centre Previous Approved and Proposed Layout. | Roman Road Corby Northamptonshire](#)

5.1 Little Stanion Parish Council

1. The Parish Council received the above application after requesting to be included in the observation process. Again, your office failed in their duty to notify Little Stanion Parish Council when initially proceeding with this application. When the letter finally arrived, it was received with a further 4 applications, 2 applications on the same number with different descriptions. It is the understanding of the Parish Council that the following references have not been distributed to the resident's NC/21/00032/CON, NC/21/00033/RVC (twice) and NC/21/00033/RVC.
Therefore, the residents are unable to make an informed decision and comment according. Your department are in breach of your own Regulations/Standing Orders and we must insist that no further action is taken by CBC and the DCC until residents have received all 5 applications and given a chance to reply within the statutory period.
2. Please provide full evidence of where all of the planning application references have been displayed within Little Stanion.
3. It would appear from the drawings submitted by the applicant, that no turning circle has been provided for vehicles such as refuse collectors. On this note, we already have other examples in Little Stanton where the DCC has failed to enforce the correct space for this, now causing an issue with NCC regarding road adoptions.
4. Effects on trees. In Little Stanion this applicant has already shown flagrant disregard on this matter, trees were cut down without permission, damaging the environment and destroying the habitat of nesting birds such as Red Kites which are now a protected species. If this application is allowed to go ahead, this will cause further disruption and devastation along the same path.
5. Continuing with wildlife, it is noted from the applicant's submitted site plan, that plots 29 to 51 inclusive, are planned to be sited adjacent to the area

known as "Badger Alley". The construction works and then human activity, is without question likely to cause harm and/or disruption to the local badger population. Please see <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences> for current rules regarding their protection. It is also noted that the applicant has fail to provide any details of how they intend to address this.

6. Highway safety and traffic impact, the applicant has shown on the plan submitted that there would only be one entrance/exit in to the area of development via Roman Road. Little Stanion already suffers with a number of issues on this road, with vehicles often travelling in excess of the speed limit. This road is also on the bus route. It is the firm belief of the Parish Council that this one entrance/exit is a potential accident hot spot. Furthermore, the number of properties the applicant is proposing to build (99), includes a high proportion of 4, 5 and 6 bedroomed homes which increases the number of vehicles in the area feels like it is more than the current road network can cope with. This in turn will have a knock-on effect increasing the pressure on the roundabout at the junction of Longcroft Road/A43 and A6116. This roundabout has suffered a number of road traffic accidents of late mainly at the key times of day around the school run traffic.
7. There is also a concern with visibility at the entrance/exit junction with properties sited at the edge of the junction. It is felt that the planting shown on the plan would obscure vehicles exiting the development and when turning right will require vehicles pulling out to an unsafe distance to gain full view of any oncoming traffic.
8. Visual impact and design, it is noted by the Parish Council the applicant is proposing a number of three-storey properties. Whilst Little Stanion does have some three-storey homes already constructed it is felt that the planned number within the total is out of keeping with the rest of Little Stanion.
9. Loss of **privacy**, the applicant has shown on the submitted plan, a play area and a games area. Whilst the Parish Council welcomes amenities for residents, it must be pointed out that the aforementioned areas will have an impact on a number of properties facing them, both with loss of privacy, visual impact design, and a potential nuisance from noise. If this is allowed to go ahead some form of screening should be considered. It should also be noted when the home owners of the afore mentioned properties bought their homes, they had no idea that a play park would eventually be right outside their doors. The above could also come under your heading of **Overshadowing, Dominate** or oppressive **impact matters**. It is a concern of the Parish Council, that plots 28 & 29 will have a playing pitch used by small school children.
10. Turning now to Relevant planning polices, we refer to the Contract Rights Third Party Act 1999 -

s1(b) of the Act slates, "purports to confer a benefit" on us. The Parish Council can claim, that a promise was made to the Residents (the Purchasers) that the developer will provide a village Hall, a shop and other amenities etc., when the last house was built and sold".

Under s106 Agreement a promise was made to Corby Borough Council by Corus UK to provide these facilities/amenities for the residents, and under s4 of the said Act, it further states "Enforcement of contract by promisee", it means that it does not affect any right of the promisee to enforce any term of the contract, the Parish Council can argue that "a promise was made, hence the purchase of properties in Little Stanion, so that is consideration given to purchase".

In Provender v Wood (1627) 124 ER 318, it held that the claimant (Provender) as a 3rd party has a right to sue the Defendant (Wood). Here are the brief FACTS: Wood agreed with Provender's father to pay £20 to Provender after Provender and Wood's daughter were married. Wood did not pay, and Provender brought action.

The ISSUE was: Can Provender, who was not a party to the agreement, but is the beneficiary of the money, can bring an action for enforcement?

The DECISION of The Court "Finding for the plaintiff" -i.e.; Provender. Other points to consider is that CBC has a "Duty of Honesty", This duty applies to all contracts regardless of contractual intention, although it is not a term, it does forbid lying or knowingly misleading on matters directly related to the performance of the contract. The Parish Council further believes that Corby Borough Council and its Development & Control Committee and the applicant have breached the S106/S106a agreement by permitting the development of the 15 homes, see 19/00541/REM and this development of a further 99 homes, which will put the total more than the 970 that permission was originally granted for, see 04/00442/OUT.

Observations and remarks

1. Regarding both the play area and games area, we would like to draw your attention to a previous application by the applicant at Little Stanion that CBC passed where a full-sized sports pitch was stated would be installed. This was promised but never delivered and allocated on land that did not belong to the applicant. We do not wish to see history repeating itself.
2. In a pre-Christmas DCC meeting on Zoom regarding CCTV within Little Stanion, a council officer informed the DCC that a certain block of apartments was going to be built within a certain time period. This has turned out not to be the case, therefore misleading DCC members in their decision-making process. In addition to these 99 homes and the said block that the applicant still has to start work on, will without question impact on the lives, safety (CCTV) and the wellbeing of the community.
3. The promised new village hall has been proven to have fallen outside the time frame of the phasing plan laid down from the construction of the village hall. The applicant has shown disregard for the planning permission granted, on document reference
17 00702 DPA VILLAGE CENTRE CONSTRUCTION SEQUENCE DIAGRAM-69485. The DCC accepted that block E and the village hall would be completed within 2 years of planning permission being granted. Today this block has not even been started.
4. Any conditions imposed by the DCC to the developer have not been enforced. We are given to understand the developer was to have paid E9,000 to CBC for the services of the Monitoring Officer. Both CBC/DCC never follow up, checked on or enforced planning conditions.
5. Within the 99 planned new homes, will bring families and children and cars. The village primary school is already oversubscribed. Where are these infant children supposed to go for education? It also highlights the fact all secondary aged school children leave the village
by car or bus to travel to their schools. It is not ideal that these children will have to wait for school transport on the main road leading to the Euro Hub. Day and night HGV are passing in and out to pick up or drop off or simply stay overnight. This is far from ideal.
6. Without question, the residents of Little Stanion collectively say the applicant should be required to finish what they have started and promised, both to CBC, the Parish Council and the residents before being allowed to move onto

other works.

7. It is clearly wrong of both CBC and the DCC to allow just the one officer to make a recommendation to the DCC. This is not normal practice. They should base their judgement on facts which is sometimes lacking. They are duly elected councillors with a duty of care. It has been shown that some members of the DCC have never been to Little Stanion and one has been recorded as saying - *where is Little Stanion?*

Therefore, in closing The Parish Council would like to extend to members of the DCC by prior appointment, please come and meet the Parish Council in Little Stanion to enable us to show you the situation firsthand.

5.2 Neighbours/Responses to Publicity

No representation received.

5.3 Local Highway Authority (LHA)

Following the initial objections raised by the LHA, the applicant submitted a revised plan and a support letter to address the issues by the Highway Officer and hence the holding objections were removed.

5.4 Tree /Landscape officer

After viewing the proposed Landscape Plans on the DMS File, produced by Lockhart Garratt, the array of different Species Types of plants to be incorporated in the scheme around the site, will give some kind of all year-round attraction. Also, the choice of species is low maintenance. With regards to amended Landscape block D, Plan V.1, the spring Bulb Species choice and Specimen tree choice, will add colour and interest, within the blue line area of the site. However, has a method statement been produced for the aftercare, establishment maintenance of the planning scheme, to ensure a successful scheme?

In response to the above, this application NC/21/00034/RVC is to vary the existing approved landscape scheme for this part of the village centre that is part of the overall landscaping approval 20/00317/CON approved on 8 October 2020 discharging condition 11 of 20/00301/RVC (formerly 17/00702/DPA).

The method statement for the maintenance regime for the landscaping at Little Stanion is contained within the 5th schedule to the S.106A modification for Little Stanion approved by the Council on 25 August 2016. That is, all landscaping is to be maintained by the management company, Little Stanion Farm Management Company (LSFMC) which is owned and administered by JME Developments.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
2- Achieving Sustainable Development

- 5- Delivering a Sufficient Supply of Homes
- 8- Promoting Healthy and Safe Communities
- 9- Promoting Sustainable Transport
- 12- Achieving well-designed places
- 15- Conserving and enhancing natural environment

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
 Policy 1 – Presumption in Favour of Sustainable Development
 Policy 3 – Landscape Character
 Policy 10 – Provision of Infrastructure
 Policy 11 – The Network of Urban and Rural Areas

- 6.4 Emerging Part 2 Local Plan (P2LP)
 Policy 1 – Open Space, Sport and Recreation
 Policy 6 – Green Infrastructure Corridors
 Policy 7 – Local Green Space
 Policy 11 – Delivering Housing

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Highway Matters

7.1 Principle of Development

The principle of mixed used development on this site has already been established with the granting of planning permission (17/00702/DPA) in May 2018. There has been no change in policy since the approval that would alter the principle of development with the extant permissions. The principle has therefore already been established and is not up for debate with this application. That said, the development of this site for mixed used purposes is still in accordance with the JCS and the NPPF. Thus, the principal of this development is still considered acceptable.

The applicant seeks to amend the approved schedule of drawings currently approved pursuant to planning permission 20/00301/RVC (17/00702/DPA) in order to facilitate the discharge of the reserved matters in respect of parcel 5 following the grant of outline planning permission 17/00703/OUT issued on 6 September 2018. The changes will involve the following:

- A. Relocation of the existing approved store for 16 cycles, Store D3, that will serve the village centre Block D is proposed to be relocated from being situated to the north of Parcel 5 plot 14 to a position within Parcel 5 north of Plot 11. This relocation facilitates a more appropriate garden configuration for Plot 14 whilst still maintaining the existing approved cycle store provision, albeit to now be relocated to within Parcel 5, but still contained adjoining and serving the car park associated with Block D of the village centre.
- B. The configuration of the Parcel 5 layout also results in a landlocked rectangle of land north of plot 21 and west of plots 27 and 28. The second land rationalization

at the interface between Parcel 5 and the Village Centre consequently proposes that this parcel of land be amalgamated with the existing 25 space village centre public car park to deliver a 30% capacity increase through the creation of a further 8 car parking spaces.

- C. The third land rationalization is the amendment to the village centre landscaping in the area between the car park serving Block D and the public car park south of the village school. This introduces 3 ornamental trees into the rear gardens of plots 13 and 14 in a comparable manner to the tree planting for all other individual plots within Parcel 5 Landscape Masterplan. It also provides for a seamless contiguous continuation of the landscaping and accompanying element of the footpath link that is proposed within the Parcel 5 reserved matters application to link Parcel 5 with the village centre to improve overall pedestrian accessibility.

No other material changes are proposed; therefore, the main consideration is on the impact of the proposed landscape on the character and appearance of the development area and Highway impact on the proposed additional car parks and relocation of cycle storage.

7.2 Visual Impact

In regard to design and impact on the character of the area, Policy 8 of NNJCS supports proposals to respond to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation; ii. Responding to the local topography and the overall form, character and landscape setting of the settlement.

The proposed changes to provide additional car parking spaces, relocation of cycle storage and reconfiguration of some part of the development area to allow more plantings and to facilitate the development of adjacent site is not considered to significantly harm the character of the area and would not distort the design and layout of the original approved development.

Members are advised to note that this application does not seek to alter the principle relating to the provision of car parking space, cycle storage and landscaping, rather simply to rearrange the layout to facilitate the development of adjacent site to its full potential.

- 7.2.1 Policy 8 - North Northamptonshire Place Shaping Principles of NNJCS demonstrates the necessity of making safe and pleasant streets and spaces by ensuring a satisfactory means of access and provision for parking, servicing, and manoeuvring in accordance with adopted standards.

The proposal involves the relocation of cycle storage and creation of additional car parking spaces. Having been consulted, Highways Officer raises no material objection on the changes proposed and concluded that there are no highways implications because of the proposed development. The proposal will therefore accord the above policy.

8. Other Matters

- 8.1 Little Stanion Parish Council have objected to the proposal and three other applications related to the entire development as stated above.

The planning officer and applicant have responded to the above comments as follows:

1. For each submitted applications, up to 32 neighbouring properties were consulted. In addition, there was a press advertisement within Evening Telegraph for further public consultation and Site Notice was displayed.
2. Evidence of each public consultation are attached.
3. Alleged Absence of Refuse Vehicle Turning Circle - This allegation is factually incorrect. The tracking and turning information for both a refuse vehicle and a large family car is clearly denoted and demonstrated in purple and blue respectively within the submitted drawing J156-OCS-XX-XX-DR-C-5.107- S1-PO6 Engineering Layout drawing. These vehicle tracking paths denote that the required vehicle turning can be satisfactorily achieved within the layout.
4. Alleged Removal of Trees Without Permission - This allegation is factually incorrect. The reserved matters application site responding to outline planning permission 17/00703/OUT comprises of an existing cleared site devoid of vegetation. It has been in this state for many years as it comprises a parcel of land allocated and permitted for residential development within the overall Little Stanion new village development. Specifically, the reserved matters application proposal does not lead to any existing trees being removed.

However, in contrast, the proposal will result in the extensive planting of new trees within the proposed residential development. This is clearly evidenced within the detailed Insets 1-9 of the Parcel 5 Planting Layout 20-4266 V3 to form the overall Landscape Masterplan. 4.3 The philosophy of the landscape scheme is also detailed within sections 20 and 21 of the submitted Design and Access Statement. Consequently, the application proposal will result in a significant net biodiversity gain by comparison with the existing site condition.

5. Impact upon "Badger Alley"- The reserved matters application has been submitted pursuant to the existing extent outline planning permission 17/00703/OUT. Condition 9 of that outline planning permission approved the contents of the Lockhart Garratt Ecology Report prepared and submitted pursuant to that outline planning application. Whilst the grassed strip bounded by hedgerows is colloquially known as "Badger Alley", the grassland is of low ecological value and there are no badger setts present within close proximity of the application site.
For the avoidance of doubt, the applicant is fully aware of its statutory responsibilities under the provisions of the Wildlife and Countryside Act 1981 and also the corresponding Protection of Badgers Act, 1992.
6. Highway Safety and Traffic Impact - Outline planning permission 17/00703/OUT required the submission and approval of a Transport Assessment under the provisions of condition 13 prior to the submission of the first reserved matters application. Accordingly, application 19/00245/CON was approved on 27 August 2019 fully discharging condition 13.

7. Paragraph 3.6 of the Officer Delegated Report in approving 19/00245/CON noted that the assessment found that:
“A review of the ‘2031 Do Something’ Junction 9 results for the Long Croft Road/Roman Road roundabout shows that the junction would operate with about 30% practical capacity to spare when flows from the proposed development is taken into consideration. The LHA therefore conclude that the development would have no detrimental impact on the performance of the Long Croft Road/Roman Road Roundabout.”

Other highway aspects were also examined as part of the Transport Assessment exercise and were found to be satisfactory to Northamptonshire County Council as LHA and consequently the condition was discharged.

Furthermore, the surplus 30% highway capacity of the local road network was in the context beyond that of the potential maximum of 135 dwellings that were granted outline planning permission under 17/00703/OUT. The current reserved matters application for Parcel 5 is only for 99 dwellings, and when this is considered in addition to the existing 15 dwellings approved for Parcel 6 under 19/00541/REM, the resultant total number of dwellings proposed to be constructed pursuant to 17/00703/OUT would be only 114 dwellings. This therefore falls within the range of 99 – 135 dwellings permitted by the outline planning permission but is also some 21 dwellings below the permitted maximum.

Within the LSPC letter of 25 February 2021 the PC suggest there is a “high proportion of 4-, 5- and 6-bedroom homes”. The mix of the proposed scheme is scheduled within paragraph 7.04 of the submitted Design and Access statement. A particular aspect of scheme is the inclusion of a study associated with each dwelling to facilitate home working. As a consequence, there are no 6 bedroomed dwellings, and only 5 x five bedroomed and 6 x four bedroomed dwellings, representing only 11% of the overall dwelling mix. This is therefore not a “high proportion” of the proposed housing mix. All dwellings provide for the requisite level of parking provision.

The speculative assertions of LSPC in relation to highway safety and traffic impact are therefore wholly unfounded and moreover not relevant to the consideration of this reserved matters application. The matter has already been addressed by the approval of 19/00245/CON discharging condition 13 of outline planning permission 17/00703/OUT.

8. Entrance/Exit Visibility - The submitted Engineering Layout drawing J156-OCSC-XX-XX-DR-C.5.107-S1-P06 shows achievable visibility splay sightlines from the junction of proposed road A3 with Roman Road of 2.4m x 45m. This splay therefore exceeds the minimum required splay of 2.4m x 43m and achieves a greater degree of visibility than the minimum required. 7.2 All the landscaping has been designed with regard to planting locations and species specified to ensure there is no adverse impact upon vehicle visibility.
9. Visual impact and design - LSPC suggest there are a number of three-storey properties proposed and are critical whilst acknowledging that this form of dwelling already exists elsewhere within Little Stanion. None of the dwellings are actually three-storey in the conventional sense, but there is extensive utilisation of the roof space to provide living accommodation within the dwelling

house types. The scope of the design of the proposed dwellings and the provision of living accommodation within the roof space was readily accepted and encouraged by the local authority representatives attending the Zoom design workshop on 26 May 2020.

10. Loss of privacy - The play area and games area referenced by LSPC already have the benefit of the existing planning permission 17/00701/DPA for the Little Stanion village open space. This is as required by the S106a Modification approved by the Council on 25 August 2016. Reference to the submitted 20-4266 V3 Landscape Masterplan, and, in particular, as detailed within the landscape design Insets 1-4, the manner whereby privacy and visual separation between the existing approved play areas and the proposed residential dwellings has been effectively addressed through the proposed introduction of separating landscaping.

This visual and physical separation is achieved through the inclusion of an extensive avenue of trees and associated shrub planting shown on the landscape masterplan delineating the southern boundary of road A3. This will therefore achieve the suggested aspiration of the LSPC. The overall Masterplan proposals for Little Stanion will be readily available for prospective purchasers of plots 7, 51-60 that front road A3 so they will be aware of the recreational amenity facilities further to the south of these dwellings prior to the decision being made to purchase. The issue of the potential for overlooking into the school playing fields from adjacent residential dwellings expressed by LSPC was also an issue of concern that was identified by the Borough Councillors at the Development Control Committee meeting when granting the outline planning approval in September 2018.

Consequently, this aspect has been addressed from the outset by the design of Parcel 5. Plots 28 and 29 therefore deliberately present blank gable walls facing towards the playing field. Moreover, the 578 plants proposed on planting Inset 9, in conjunction with the additional 8 acer trees, are to be located between these blank gable walls and the perimeter fencing of the school playing field. Once matured, this will create a dense impenetrable landscape buffer that will also further prevent potential overlooking into the school playing field from the residential development. This is a part of the layout that has been carefully thought through by the applicant and designed in response to effectively address this previously identified legitimate potential issue.

11. Relevant planning policies - LSPC refer to the Contract Rights Third Party Act 1999. However, in relation to the determination of these planning applications, this is an irrelevant piece of legislation as the applications are to be determined under the regulatory provisions enshrined in the 1990 Town and Country Planning Act. The applicant therefore suggests that there is no legitimacy to the point that LSPC is apparently seeking to make in the context of the determination of the planning applications. Reference is made by LSPC to the provision of a village hall, shops and other amenities. Whilst not relevant to the applications currently before the LPA, the applicant advises that these were all granted planning permission under planning permissions 17/001/DPA and 17/002/DPA, both granted on 21 May 2018. This was as required by the

provisions of the S106a Modification that had previously been issued by Corby BC on 25 August 2016.

Within that planning obligation a requirement was also placed upon JME Developments Ltd to submit a planning application to secure further residential development on Parcels 5 and 6. This was secured through the granting of outline planning permission 17/003/OUT on 6 September 2018. The reserved matters application in respect of the 15 dwellings of Parcel 6 was discharged on 10 March 2020 by the approval of 19/00541/REM. The 4 applications for Parcel 5 to which LSPC now objects collectively represent the final jigsaw piece of the planned Little Stanion new village. These are themselves all submitted in response to outline planning permission 17/003/OUT and which legitimises the principle of residential development on this land.

The applicant respectfully suggests that LSPC is wholly incorrect and is misdirecting itself through its continued reliance upon reference to the original outline planning permission 04/00442/OUT and associated S106 obligation. The submission of further reserved matters applications against this outline planning permission became no longer possible through the passage of time. Furthermore, the original S.106 obligation was superseded by the requirements within the S106a Modification approved by Corby BC on 25 August 2016. This underpins development at Little Stanion since that date.

Observations and Other Remarks Made by LSPC

1. Play and Games Areas - The applicant is unsure of the underlying point that LSPC is seeking to make. JME Developments Ltd owns all the land subject to the 4 applications before the local authority for the determination and therefore is legally entitled and fully able to implement all aspects of those applications once the permissions are granted.
2. Construction timing at Little Stanion - The suggestion by LSPC that a Council Officer can apparently definitively confirm at a Development Control Committee meeting the precise development timing when they themselves are not the developer is unlikely to have been the case. Whilst Officers of the Council may well have provided an indication of the development timescale that is anticipated, ultimately this is controlled by the developer as the party carrying out the construction work. However, LSPC must also appreciate that anticipated developer timescales can themselves be subject to the impact of externalities over which the developer has no control and that may in turn influence and amend intended development timescales.

For information, construction of Block D in the village centre will commence during late March 2021. There is a degree of impact upon the local Little Stanion community during construction work. However, this an inevitability, but importantly, only of a transitory nature.

3. Village Hall Construction - JME Developments Ltd reiterates that it is committed to the construction of the Village Hall but notes that this aspect is not relevant to the consideration of the 4 applications before the LPA. However, to facilitate construction of the Village Hall, an implementable planning permission was not secured until all the conditions precedent appended to planning permission 17/00702/DPA were discharged. The last of these in relation to the foul water drainage strategy was not approved until 30 July 2019 under

19/00246/CON. The implied 2 year period has therefore yet to expire. Furthermore, and notwithstanding, LSPC have also overlooked the worldwide Covid-19 pandemic and the consequential impacts and delays arising from this.

Monitoring Officer Payment - Any requirement for the payment of monies by a developer must be included within a S106 planning obligation. The applicable planning obligation is that of the S106a Modification issued by Corby BC on 25 August 2016. There is no requirement within that obligation for the payment of £9,000 for services of the Monitoring Officer.

Infrastructure capacity - The principal applications before the Council relate to the discharge of the reserved matters, NC/21/00031/REM, and the conditions precedent, NC/00032/CON. Both arise from the grant of outline planning permission 17/00703/OUT in relation to Parcel 5. The principle of residential development on the site has therefore been already firmly established and granted an extant outline planning permission. Issues of educational capacity are consequently not relevant to the consideration of the issues subject of the reserved matters and conditions precedent applications currently before the LPA.

Development Timescales at Little Stanion - The applicant is actively progressing the development and completion of all the remaining aspects at Little Stanion as expeditiously as possible. Condition 1 of outline planning application, 17/00703/OUT, requires the application for the approval of the reserved matters be submitted to the LPA within 3 years of 6 September 2018. The applications before the LPA are therefore in compliance with this timescale requirement.

- 8.2 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds. In addition, a contribution is sought towards healthcare services.

9. Conclusion

- 9.1 The proposed variation of condition 2 (Approved Plans) of planning permission 20/00301/RVC amending 17/00702/DPA is considered acceptable. The details hereby submitted do not cause any significant harm to the character of the area, the amenity of the nearby occupiers would not be unduly impacted, and highway safety will not be jeopardised as a result of the proposed changes.

The proposal is therefore considered to be in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy 2016 and the National Planning Policy Framework 2019 and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore, the decision has been reached taking into account the requirements of the National Planning Policy Framework and is therefore recommended for approval.

10. Recommendation

10.1 The recommendation is for approval subject to conditions below

11. Conditions

1. The development hereby permitted shall begin before the expiration of 3 years from the date of planning permission reference 17/00702/DPA dated 21.05.2018.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details approved under application 17/00702/DPA, as amended by the non-material amendment approval 18/00484/NMA, and also the non-material amendment 20/00551/NMA together with this variation of condition approval NC/21/00034/RVC shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00702/DPA approved 21 May 2018
 - b) P001 (Red Edged Village Centre Location Plan)
 - c) P101 Rev D (Village Centre Site Layout)
 - d) J156B-152 Rev D (Proposed Road Markings)
 - e) P101 (Village Centre with Topo Survey)
 - f) P110 (Proposed External Stores)
 - g) P200 and P201 (Block A Proposed Floor plans and Elevations)
 - h) P300, P301, P302 (Block B Proposed Floor plans and Elevations)
 - i) P400, P401, P402, P403, P404 (Block C Proposed Floor plans and Elevations) P500, P501, P502, P503 (Block D Proposed Floor Plans and Elevations) P600,
 - j) P601 (Block E/Village Hall Proposed Floor Plans and Elevations)
 - k) J156B-151 RevB (Proposed Levels)
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- l) S.96a 20/00551/NMA approved 6 January 2021
 - m) 1616-P500 rev A Block D Ground Floor and First Floor Plans (Received 9 December 2020) Supporting Letter (reference 17/018/MJF) dated 10 December 2020
 - n) S.73 NC/21/00034/RVC
 - o) 1616-VC-P001 Red Edged Site Location Plan
 - p) 20-4514 L Block D Amended Landscape Plan V1
 - q) 1616-VC-P120 RevA Village Centre Previous Approved and Proposed Layout
 - r) 1616-P5-P01 RevA Proposed Site Layout
 - s) 1616-P5-P03 Rev. B Proposed Boundary Treatments
 - t) 20-4266 Parcel 5 Planting Layout V3 Inset 1
 - u) 20-4266 Parcel 5 Planting Layout V3 Inset 8
 - v) 20-4266 Parcel 5 Planting Layout V3 Inset 9
 - w) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS

x) Supporting Letters (reference 20/009/MJF) dated 24 January, 2, 3 and 16 March 2021

3. No development shall take place other than in accordance with the Construction Management Plan (JME 2018) as approved under application 18/00455/CON on 15th October 2018.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart-Garrett, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy

7. The retail units hereby approved shall benefit from the following uses:
 - Unit 1 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)
 - Unit 2 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), A4 (drinking establishment)
 - Unit 3 - use classes A1 (shops)
 - Unit 4 - use classes A1 (shops), A2 (financial and professional), A3 (restaurant and café), and A5 (Hot Food Take-Away)

Reason: In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

8. The development shall not proceed except in accordance with the agreed phasing sequence plan P104 unless variations are agreed by the Local Planning Authority.

Reason: To ensure that the development is satisfactorily phased and co-ordinated.

9. No development shall take place other than in accordance with the provisions set out within the approved details for Bird and Bat Boxes as approved under application 19/00292/CON on 19th July 2019 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy

10. No development shall take place other than in accordance with the provisions set out within the approved details for Enclosures and Boundary Treatments as approved under application 18/00533/CON on 15th October 2018 unless variations are agreed by the Local Planning Authority

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

11. No development shall take place other than in accordance with the provisions set out within the approved details for Hard and Landscaping as approved under application 20/00317/CON on 8th October 2020 unless variations are agreed by the Local Planning Authority

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy

12. No development shall take place other than in accordance with the provisions set out within the approved details for implementation of the Foul Water Drainage Strategy as approved under application 19/00246/CON on 30th July 2019.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

13. A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. Block C, phase 5, shall not be commenced before the scheme is approved and carried out.

Reason: To design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

14. Retail Units 1, 2 and 4 hereby permitted shall not be occupied within classes A3, A4 or A5 until details of the means of ventilation for the extraction and disposal of cooking smells/fumes have been submitted to and approved in writing by the Local Planning Authority for that retail unit in accordance with the following:

- a) Prior to the commencement of use hereby approved by this condition for each of retail units 1, 2 and 4 cooking equipment installed shall have an associated

odour control system; details of which shall be submitted to and approved by the Local Planning Authority. The scheme and any required works shall thereafter be maintained in accordance with the approved details.

- b) Prior to the commencement of the use hereby approved by this condition for each of retail units 1, 2 and 4 a scheme for the acoustic treatment of the odour control system to prevent the emissions of noise affecting noise sensitive premises shall be submitted to the Local Planning Authority for approval.
- c) Upon completion of all works to implement the approved scheme by this condition for each of retail units 1, 2 and 4, testing shall be carried out and a report submitted to the Local Planning Authority to verify the scheme effectiveness. The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details before the use, subject of this condition, commences. The scheme and any required works shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of residential amenity with regard to odour and noise.

- 15. No use under Classes A3, A4 or A5 within Retail Units 1, 2 and 4 hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved Odour Management Plan shall be complied with throughout the duration of the use.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

- 16. No building or use hereby permitted shall be occupied other than in accordance with the provisions of the lighting scheme approved under application 20/00403/CON on 11th March 2021 in respect of Blocks A and B unless variations are agreed by the Local Planning Authority. In respect of Blocks C, D and E (Village Hall) no building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to the requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone – E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN1, dated 2005.

Reason: For the avoidance of doubt and in order to safeguard the amenities of adjoining residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

- 17. No occupation shall take place until the approved scheme for the provision of fire hydrants (as shown on site layout P101 Rev A) has been implemented in full. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable and retained thereafter.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the requirements of Policy 10 of the North Northamptonshire Joint Core Strategy.

18. 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 in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the following requirements:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options and proposal for of the preferred option(s).

Where remediation is necessary, all works associated with the permission must cease and a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority before works can re-commence. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works on site management procedures. Scheme must ensure that the site will not qualify as contaminated land under Part 2a of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is the subject of approval in writing of 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 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 off-site receptors. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

19. The Approved Travel Plan (J156 Travel Plan Rev 4) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

20. No development shall take place other than in accordance with the provisions set out within the approved details for RSA and-Site Engineering, Construction and Drainage Land is approved under application 18/00531/CON on 21st November 2018 unless variations are agreed by the Local Planning Authority.

Reason: For the avoidance of doubt.

21. No development shall take place other than in accordance with the provisions set out within the approved details for Highway Layout and Tracking Details as approved under application 18/00494/CON on 12th September 2018 unless variations are agreed by the Local Planning Authority.

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

22. In the event of any of the streets associated with the residential element of this proposed development not been proposed for adoption as public highway, the following conditions apply;

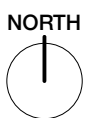
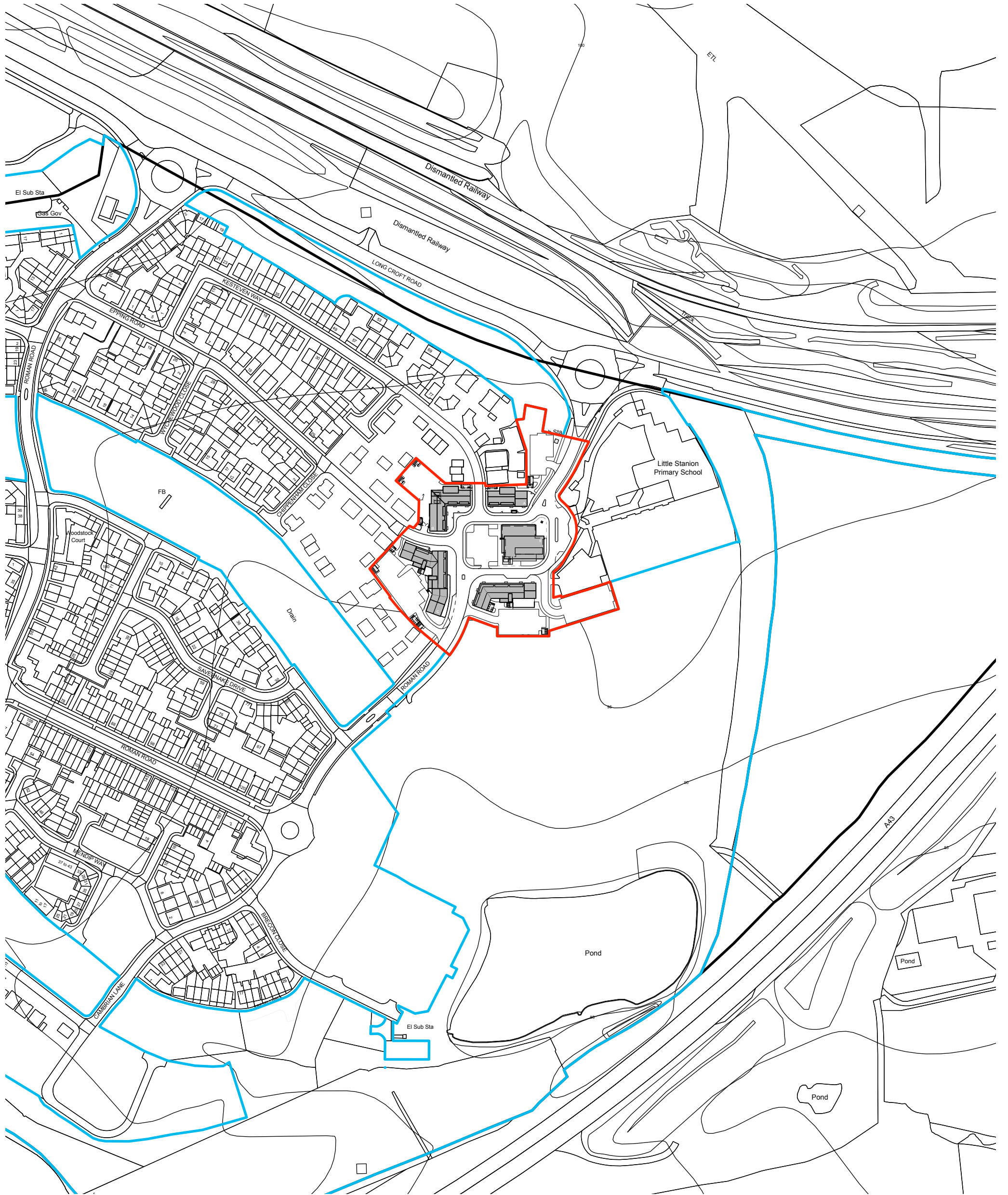
- a) Details of a site management company and associated management and maintenance methodology of the street within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
- b) The streets in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to 1st occupation of any dwelling;
- c) That prior to 1st occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
- d) That the streets will be identified as private through the use of appropriate private Street nameplates on the entrances to the development and from the public highway (to be placed within the site).

Reason: To ensure a suitable form of development in accordance with the requirements of Policy 8 of the North Northamptonshire joint Core Strategy.

23. The provision of the EV charge points and feed pillars shall be installed as shown on the approved plan 1616-PP011 Rev A in respect of Blocks A, B and D as partially approved under application 20/00318/CON on 29th of September 2020.

For the avoidance of doubt in respect of EV charge point provision for Block C, either Option 1 or Option 2 as shown on the approved plan 1616-PP011 Rev A, but not both, shall be installed. Prior to the first occupation at Block C, confirmation shall be submitted in writing to the local planning authority confirming which of EV Charge Point Option 1 or EV Charge Point Option 2 is to be installed in respect of Block C and that identified EV Charge Point Option shall be installed to serve Block C.

Reason: To support sustainable transport objectives in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.



Site Location Map
Scale 1:2500

Project Plot 5 | Village Centre | Little Stanion | Corby
Client JME

Title **Site Location Map - Little Stanion Village Centre**

Date Jan 2021
Scale 1:2500 @ A3

Dwg No **1616-VC-P001**
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