

Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Monday 22nd August, 2022 in the Council Chamber, Swanspool House, Wellingborough, NN8 9TE

Present:-

Members

Councillor Steven North (Chair)

Councillor Mark Dearing

Councillor Tim Allebone

Councillor Alison Dalziel

Councillor Roger Powell

Councillor Simon Rielly

Councillor Joseph John Smyth

Councillor Malcolm Waters

Councillor Charlie Best

Officers

Simon Richardson

Development Services

Richard Marlow

Development Services

Rob Harbour

Development Services

Emma Granger

Senior Planning Lawyer

Callum Galluzzo

Democratic Services

61 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Paul Bell, Mike Tebbutt, Paul Marks and Ross Armour

It was noted that Councillors Jan O'Hara, Kevin Thurland and Matt Keane were acting as substitutes.

62 Minutes of the meeting held on 23rd May 2022

RESOLVED

that the minutes of the meeting of the Strategic Planning Committee held on 22nd August 2022 be approved as a correct record.

63 Members' Declarations of Interests

Councillor Steven North declared an interest in Item 4 as a member of the Planning Executive Advisory Panel.

64 Kettering General Hospital Local Development Order

Members of the Strategic Planning Committee received a report which sought member approval for a Local Development Order for the site of Kettering General Hospital.

It was heard that the proposed Local Development Order (LDO) would grant planning permission for specified types of development in specified zones within the hospital site. The Kettering General Hospital LDO would be a mechanism through which less

contentious development in defined areas could be managed effectively, without the need for the submission of planning applications, and their determination, reducing the risk of overall scheme delay and providing a degree of flexibility for the Hospital Trust in the redevelopment of the hospital site. Development outside of the zones, or not fulfilling the conditions specified, would still require the submission of planning applications.

Members heard that Kettering General Hospital was announced as one of the hospitals considered for significant investment in 2019. It has since been preparing a Masterplan and Hospital Infrastructure Plan (HIP2) for consideration for significant funding to deliver Phases 1 and 2 of a major redevelopment. It was then noted that the trusts plan is to start the key enabling works, the Electrical Infrastructure and Energy Centre in late 2022/23 and to start the main clinical builds in 2024. This was subject to National Approvals and capital availability. The National Programme planned to see the developments across the country to be complete by 2030.

Members raised concerns regarding traffic management and the requirement for sufficient parking and signage across the site during development. Members also stated that construction management would need to be adhered to including operational/delivery hours.

Following debate it was proposed by Councillor O'Hara and seconded by Councillor Waters that the Kettering General Hospital Local Development Order be made as set out in the officers report.

RESOLVED

That the Kettering General Hospital Local Development Order be made.

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

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally at the meeting. 3 speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy. One Written Statement was provided.

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Approval of Reserved Matters: All details in respect of KET/2017/0169 for residential development of 700 dwellings for Bellway Homes (East Midlands) at Desborough North (land at), Desborough.</p> <p>Application No: NK/2021/0356</p> <p><u>Speaker:</u></p> <p>Matthew Peleszok attended the meeting and addressed the committee as a third party objector raising concerns regarding the limited consultation associated with the development and the break down in planning procedure. Concerns were also raised in relation to the proposed access point to the development and suitability.</p> <p>Cllr Ben Murphy-Ryan attended the meeting and addressed the committee as a representative of Desborough Town Council stating that although the Town Council was supportive of committed developments, it raised objections to the proposed development due to the minimal engagement and also due to concerns not being addressed through the planning process. Concerns were also raised regarding the inappropriate access point.</p> <p>Councillor Howes/Tebbutt provided a written statement as the Ward Councillors which stated the narrative of JCS Policy 8 requirements appeared to have been inadequately met in relation to Assessing Design Quality. The ward councillors urged committee to defer this application until such time we can have some time to resolve the relevant points.</p> <p>Georgina Doyle attended the meeting</p>	<p>Members received a report about a proposal for which detailed approval was being sought for 700 dwellings further to outline planning permission being granted in April 2014. 20% of the dwellings would be affordable (40% intermediate and 60% social rent) which is in accordance with the outline requirements.</p> <p>The Planning Officer addressed the meeting and provided an update which stated that an additional comment had been received regarding the adoption process for existing roads within the Grange development and the view that existing roads including Rowan Close will remain unadopted unless conditions are imposed.</p> <p>Officers stated that Road adoption sat outside of Planning Legislation and falls under the remit of the Highway Act 1980. The Highways team had confirmed that several of the roads within Desborough Grange are adopted but a number, including those abutting the application site were not currently subject to any agreement and are managed and maintained by CJC.</p> <p>Members initially raised concerns regarding comments associated to the consultation process. Members also raised objections due to the applications contradictions to local planning policy</p> <p>Following debate it was proposed by Councillor Waters and seconded by Councillor Best that the application be approved however the motion fell 3 votes for to 8 votes against.</p> <p>(The meeting was adjourned for members to receive legal advice)</p>

<p>and addressed the committee as the agent on behalf of the applicant. It was stated that the principal of development had already been established via outline planning permission in 2014 and the proposed development represented a needed sustainable urban extension. The proposed development would include several housing types included 20% affordable housing and accessible open space and footpaths. It was stated to members that the construction traffic associated with the development would use Back Lane to avoid residential areas.</p>	<p>Following the recommencement of the meeting it was proposed by Councillor O'Hara and seconded by Councillor Dearing that the application be deferred to receive further clarification and further exploration for reserved matters.</p> <p>It was agreed that the application be DEFERRED</p>
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(Members voted on the motion to defer the application)

(Voting: For 10, Against 1)

The application was therefore
DEFERRED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Planning Permission: Drainage attenuation basins, swale and landscaped bunds associated with The Grange for Mrs G Doyle Pegasus Group at The Grange, Harborough Road, Desborough</p> <p>Application No: NK/2021/0191</p> <p><u>Speaker:</u></p> <p>Georgina Doyle attended the meeting and addressed the committee as the agent on behalf of the applicant stating the proposed development fell outside of the application site of the pre-approved outline application and so there was a need to re submit as a full application.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the sustainable drainage system (SuDS) to serve phase II of the Grange residential development. The scheme included the provision of drainage attenuation basins, swales and landscaped bunds to enable the surface water drainage associated with the Desborough North sustainable urban extension.</p> <p>Members sought clarification regarding adequate safety requirements associated with the proposed development and to ensure soft landscaping to reduce the visible impact.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Allebone and seconded by Councillor O’Ha that the application be approved in line with the officer’s recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has

been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not be limited to, the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Hours of construction work and deliveries.
- j) Access details and construction and delivery traffic routing.
- k) Measures to control dust, noise, mud on the highway and all potential environmental impacts arising from construction.
- l) Details of any compound and storage of equipment and/or materials.
- m) Details of public impact and protection to include any affected roads, footway, cycleway and Public Right of Ways. Details of Traffic Regulations Orders and road / footway / cycleway / Public Right of Way closures and re-routeings as well as signage, barriers and remediation.
- n) Public liaison contact - position, name, contact details.

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

4. Notwithstanding the approved plans, prior to commencement of development additional planting details for the SUDS features (including around the headwalls) shall be submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details.
5. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.
6. No development shall commence until details of any seating or other street furniture to be installed (including appearance and location) have been submitted to and approved in writing by the Local Planning Authority. The furniture shall be installed in accordance with the approved details prior to the open space and Sustainable Drainage system being brought into use. The ongoing maintenance and management of any street furniture installed shall be set out within the maintenance and management plan required pursuant to condition 9 of this planning permission.

7. No development shall commence until and unless full details of the drainage attenuation basins, swale and landscaped bunds have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include:
 - i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
 - ii) Details of the drainage system are to be accompanied by full WinDES modelling or similar, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year plus climate change storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.
 - iii) Cross sections of control chambers and manufacturers hydraulic curves for the flow control. The development shall be carried out in accordance with the approved details.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the Sustainable Drainage System, unless these works are carried out earlier; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
9. No development shall commence until and unless a landscape and ecological management plan (LEMP) is submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development will be carried out in accordance with the approved LEMP.
10. No development shall commence until a detailed landscape management and maintenance plan for the Sustainable Drainage System is submitted to and approved by the Local Planning Authority. This should include a written specification detailing:

- a. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - b. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and cleaning of painted or finished surfaces.
 - c. All operations and procedures regarding the new footpath and any new street furniture including but not limited to ongoing maintenance, repairs and future replacement.
 - d. All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
 - e. a maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
 - f. Details of the organisation responsible for the management of the landscaping of the open space and Sustainable Drainage System.
- The development shall be carried out in complete accordance with the approved details.

11. No above ground work shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. A maintenance schedule shall be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.
12. Within 2 months of completion of the development or installation of the SUDS hereby approved a Verification Report for the installed drainage attenuation basins, swale and landscaped bunds shall be submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The report shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) As-Built Drawings and accompanying photos to demonstrate compliance with the approved drawings
 - c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
 - d) Where required, CCTV confirmation that the system is free from defects, damage and foreign objects
 - e) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
13. Prior to commencement of development full details (including scale and appearance) of the proposed footpath within the site and its connection into the Desborough North development shall be submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out in accordance with the approved details. The ongoing maintenance and management of the footpath shall be set out within the maintenance and management plan required pursuant to condition 9 of this planning permission.

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

(Voting: Unanimous)

The application was therefore
APPROVED

Delegated Officers Report

None

69 Exempt Items

None

70 Close of Meeting

The meeting closed at 10.15 pm

Chair

Date