

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Wednesday 17th May, 2023 in the

Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

Present:-

Members

Councillor Mark Rowley (Chair)
Councillor Robin Carter
Councillor Ian Jelley
Councillor Elliot Prentice
Councillor Joseph John Smyth

Councillor Cedwien Brown
Councillor Paul Marks
Councillor Jim Hakewill
Councillor Anne Lee

Officers

Louise Holland	Development Services
Theresa Nicholl	Development Services
Natalie Westgate	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

51 Apologies for non-attendance

Apologies for absence were received from Councillor Keli Watts.

It was noted that Councillor Anne Lee was acting as a substitute for Councillor Keli Watts

52 Members' Declarations of Interests

Councillor Jim Hakewill declared an interest in item 4.2 and 4.3 and indicated he would leave the committee during deliberation of those items.

53 Minutes of the meeting held on 19th April 2023

RESOLVED that the minutes of the meeting of the Area Planning Committee (Kettering) held on 19th April 2023 be approved as a correct record.

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

The Committee considered the following application for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting. Three speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Planning Permission: Redevelopment of site to create 35 no. dwellings with access, parking and associated works at Gold Street (land off), Desborough for Mr M Lee, Snowdon Homes Ltd</p> <p>Application No: NK/2021/0659</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought to redevelop the former Dunkelman and Sons site to provide 35 dwellings comprising 21 x 3-bedroom, 13 x 2-bedroom and 1 x 4-bedroom properties. Eleven of the total were to be affordable houses with a tenure split of 70 percent rented and 30 percent intermediate home ownership.</p> <p>The Planning Officer addressed the committee and provided an update which stated that a response has been received from the Developer Contributions team of NNC to the consultation undertaken as a result of the proposal being reduced to 35 dwellings.</p> <p>It was heard that the response reiterated that there remained no evidence at present to determine if Early Years contributions were required and therefore not possible to determine what the current capacity was and the likely impact of this development.</p> <p>In regard to other contributions, these were updated as follows; Primary Education - total contribution requirement of £133,733 Secondary Education - total contribution requirement of £117,199 Libraries - total contribution of £7,577</p> <p>Members heard that the response did not alter the recommendations set out in the main report except to alter the required primary and secondary education and library contributions to those set out above.</p> <p>Members raised concerns regarding the movement of HGV vehicles associated</p>

	<p>with the construction of the proposed application and proposed an alteration to condition 4 delegated to officers to ensure that construction traffic avoids peak times associated with nearby schools and businesses.</p> <p>Following debate it was proposed by Councillor Hakewill and seconded by Councillor Marks that the application be approved in line with the officer's recommendation and with the amended condition.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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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. Prior to the commencement of any development, including any demolition and setting up of the site, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority. The CMP shall include as a minimum, the following;
 - Details and plan of how construction traffic shall be managed when entering and leaving the site, including design of the construction access, parking and turning for delivery vehicles, vehicles and machinery used in the construction and site workers vehicles
 - Details and plan of the site compound area (temporary site buildings and layout) and materials storage areas
 - Loading and unloading of plant and materials
 - Details to prevent mud and debris entering the public highway (including wheel washing facilities)
 - The erection and maintenance of security hoardings
 - Measures to control the emission of dust and dirt during demolition and construction
 - A scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works which must not include burning on site i.e. no burning on the site shall take place.
 - Control of noise and/or vibration
 - Measures to prevent overspill of light from security lighting
 - Measures to detect and safeguard any wildlife present at the site (including those in Sections 8.1 and 8.2 of the Preliminary Ecological Appraisal report) which shall include supervision and training provided by a qualified named ecologist prior to any demolition taking place and details to prevent harm to wildlife during the demolition and construction process

The development including demolition and site set up shall only take place in complete accordance with the approved CMP throughout the duration of the development.

4. No construction or demolition works or deliveries to the site shall take place except during the following times, unless written permission has first been obtained from the local planning authority;
Monday to Friday 0800 to 1800
Saturday 0830 to 1330
At no time whatsoever on Sundays or Public/Bank Holidays
This includes any deliveries to the site or work undertaken by contractors and sub-contractors.
5. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts B to C have been complied with.
 - B. Submission of Remediation Scheme
A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The 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.
 - C. Implementation of Approved Remediation Scheme
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.
6. 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.
7. Prior to the commencement of the development details of existing and proposed ground levels across the site and in relation to the adjacent existing properties shall be submitted to and approved in writing by the local planning authority. The details shall also include the finished floor levels of all new dwellings and cross section drawings sufficient to demonstrate the relationship of the new building heights and finished land levels with the surrounding land and properties. The

development shall only take place in accordance with the approved plans and details.

8. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall include the following information:

- Undertake seasonal groundwater monitoring to confirm that peak groundwater levels are a minimum of 1m below the base of any infiltration structure proposed.
- Should infiltration be demonstrated not to be feasible, limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus allowance for climate change) critical rain storm to the QBar Greenfield run off rate for the site and where the drainage scheme proposes to connect to a third party asset, for example a watercourse or public sewer, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of land ownership plans showing riparian ownership, land drainage consent, flood risk activity permit or agreement under Section 106 of the Water Industry Act (1991)
- Provide drawings/plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a ""SuDS management train"" approach to provide additional benefits and resilience within the design.
- Provide detailed drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with ""The SuDS Manual"", CIRIA Report C753.
- Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - Suitable representation of the proposed drainage scheme, details of design criteria used (including consideration of a surcharged outfall if proposals include discharging to a watercourse) and justification of such criteria where relevant.
 - Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40 percent climate change events.
 - Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
 - Provide plans such as external levels plan, supporting the exceedance and overland flow routing. Such overland flow routing should:
 - Demonstrate how runoff will be directed through the development without exposing properties to flood risk.

- consider property Finished Floor Levels (FFLs) and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
- Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not only rely on calculations demonstrating no flooding.

9. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Drainage Strategy has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the local planning authority. The details shall include:

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

10. No occupation and subsequent use of the development shall take place until a detailed, site-specific maintenance plan is submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority. Such maintenance plan shall include:

- Provide the name and the party responsible, including contact name, address, email address and phone number.
- Include plans showing the location of features requiring maintenance and how these should be accessed.
- Provide details on how each surface water feature shall be maintained and managed for the lifetime of the development.
- Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

11. No development shall take place until details/drawings of the foul drainage scheme have been submitted to and approved in writing by the local planning authority. The development shall only take place in complete accordance with the approved details.

12. Prior to first occupation of the development (with regard to tree mounted bird/bat boxes) and prior to the first occupation of the dwelling they serve with regard to integrated and dwelling mounted bat and boxes and hedgehog holes, the bat and bird boxes and hedgehog holes as detailed on the approved site plan SK002 Rev M shall be erected. The positioning and construction of all bat and bird boxes shall be undertaken following advice from a suitably qualified ecologist. Within one month of all of the approved bird and bat boxes and hedgehog holes being installed, a verification report by a suitably qualified ecologist shall be submitted to the local planning authority for approval which demonstrates that all of these wildlife features have been installed in accordance with sound ecological practice/advice and are fit for purpose. Thereafter, the bat and bird boxes and hedgehog holes shall be maintained for their purposes and retained in perpetuity.

13. Prior to the commencement of any demolition or development, repeat bat surveys shall be undertaken as advised in the submitted Preliminary Ecological Appraisal. No development or demolition shall be undertaken until the results of the bat surveys together with any necessary mitigation have been submitted to and approved in writing by the local planning authority. The development and demolition shall only take place in accordance with the approved details.
14. Details of all external lighting shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development. The details shall include street lighting, lighting to all private drives and external mounted lighting on dwellings. All external lighting shall be sensitive to bats and other nocturnal wildlife and shall be consistent with Bats and Artificial Lighting in the UK (2018) by the Bat Conservation Trust and Institution of Lighting Professionals. Thereafter, no other external lighting shall be erected unless in complete accordance with the approved details.
15. Prior to the commencement of the development or site set up including compounds and bringing onto site of materials and/or heavy machinery, measures to protect the trees and their roots for all trees to be retained shall be submitted to and approved in writing by the local planning authority. The measures shall be based on those advised in the submitted Arboricultural Report by Greenleaf Ltd. No development or site set up shall take place until all of the approved measures are put in place. The approved tree protection measures shall be retained in full for the duration of the development.
16. In the event of any streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply:
 - Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, shall be submitted to the local planning authority and agreed in writing prior to the commencement of the development
 - The streets will in any event are required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling
 - That prior to first 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
 - Streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site)
 - Prior to the commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle crossovers.
17. All private drives (single/shared) shall be constructed of a hard bound surface and gradient not in excess of 1 in 15 for a minimum of the first 5 metres from the highway boundary. A means of drainage across the back of the highway boundary (linear drain) across the proposed site access draining into soakaways contained within the applicant's own land shall be provided to ensure that surface water does not drain onto the public highway including any street that is proposed for adoption as public highway.

18. The parking and turning as shown on the approved site plan SK002 Rev M shall be provided prior to the first occupation of the dwelling(s) it serves and shall be retained for parking purposes only thereafter. The area shown hatched adjacent to plot 4 on the approved site plan shall be retained for turning purposes only in perpetuity and shall not be used for parking of any vehicles or for any storage purposes.
19. Notwithstanding the details shown on the approved site plan, prior to any development above slab level, full details shall be submitted to and approved in writing by the local planning authority of all boundary screening including a lockable gate for each dwelling to enable access to rear garden areas. Where screening to the perimeter of the site where it adjoins existing residential properties is missing, dilapidated or not fit for purpose, new screening shall be provided. The approved boundary screening shall be erected prior to the first occupation of each dwelling it serves and shall be completed in full prior to the occupation of the last dwelling to be built. The screening shall be retained as such thereafter.
20. Prior to the commencement of any development above slab level, full details of a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The details shall include as a minimum:
- All hard surfacing
 - All soft planting including species, size, spacing and numbers of all trees and shrubs etc and seed mixes.
 - Layout of the public open space areas
 - Full details and location of all play equipment, benches and any other such features
 - A timetable for the implementation of all hard and soft landscaping and play area provision
- The planting shall provide native species and species which are beneficial to wildlife, including bees and the details to be submitted shall set out how the planting meets this requirement.
- The hard and soft landscaping, play equipment and features shall be provided in accordance with the approved timetable and in complete accordance with the approved details and shall be retained as such thereafter. If any trees, shrubs or plants are uprooted, die or become diseased in the first 5 years of planting they shall be replaced in the next planting season with a plant of similar size and species.
21. Prior to any demolition of the range of buildings to the east of the Manor House or any development taking place a programme of archaeological work in accordance with a written scheme of investigation shall have been submitted to and approved in writing by the Local Planning Authority.
- This written scheme shall include the following components, completion of each of which shall trigger a phased discharging of the condition:
- Fieldwork in the scheme of a written scheme of investigation
 - Post fieldwork assessment (to be submitted within six months of the fieldwork)
 - Completion of post fieldwork analysis, preparation of site archive ready for disposition at a store (Northamptonshire ARC), completion of an archive report, and submission of a publication report to be completed within 2 years of the completion of the fieldwork.

22. Prior to the first occupation of each dwelling, a lockable garden shed shall be provided in accordance with the details shown on the approved site plan SK002 Rev M to serve that dwelling.
23. Prior to the commencement of any development above slab level details (including colours) of external materials to include bricks, render, roof tiles, windows, doors and rainwater goods shall be submitted to and approved in writing by the local planning authority. The development shall only take place in accordance with the approved materials details.
24. Prior to the first occupation of the development a scheme for the provision of fire hydrants to serve the development shall be submitted to and approved in writing by the local planning authority. The fire hydrants shall be provided in accordance with the approved details prior to the completion of the development or occupation of final dwelling to be built, whichever is the sooner, and retained as such thereafter.
25. Notwithstanding the provisions of Schedule 2, Part 1 Classes A, AA, B, C and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or re-enacted), no development falling within these provisions shall take place unless planning permission has first been obtained from the local planning authority.
 - a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2019 authorising the specified activity/development to go ahead; or
 - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
 - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

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

(Voting: For 7, Against 1)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Planning Permission: Redevelopment of site to create 6 no. dwellings at The former Woolpack Inn, Market Hill, Rothwell for Hazelton Homes Ltd</p> <p>Application No: NK/2022/0047</p> <p><u>Speaker:</u></p> <p>Dario Atkinson attended the meeting and addressed the committee as a third party objector to the proposed development stating that the development would have a detrimental impact on parking within the vicinity of the town centre. Concerns were raised to the limited parking and various events that take place in the town centre which would also restrict parking.</p> <p>Tom Hazelton attended the meeting and addressed the committee as the applicant for the proposed development stating that the site had been vacant for a considerable length of time and that the proposed development was in keeping with the local area and conservation area.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the redevelopment of site to create 6 no. dwellings.</p> <p>Members heard that the parking beat survey undertaken as part of the application process was carried out using the Lambeth method in order to survey when most residents would be home.</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 Marks and seconded by Councillor Jelley 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing buildings.
4. The parking spaces hereby approved shall be provided prior to the first occupation of the site hereby permitted and shall be permanently retained and kept available for the parking of vehicles.
5. Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and be approved in

writing by the local planning authority. The Plan shall include the following elements:

- Detailed work programme / timetable
- Site HGV and deliveries / removal hours to be limited to between 10:00 - 16:00 Mondays-Fridays
- Detailed routing for demolition, excavation, construction and abnormal loads
- Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs
- Breakdown of number, type, size and weight of vehicles over demolition & construction period
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management
- Details of public impact and protection to include road, footway, cycleway and Public Right of Way. Details of Traffic Regulations Orders and road / footway / cycleway / Public Right of Way closures and re-routeings as well as signage, barriers and remediation
- Public liaison position, name, contact details and details of public consultation/liaison
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays
- Details of temporary construction accesses and their remediation post project
- Provision for emergency vehicles.

6. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.
7. Prior to the commencement of development, a scheme for ensuring that residents are not exposed to significant adverse impacts on their health or quality of life due to noise shall be submitted and approved in writing by the Local Planning Authority. Any proposed scheme shall take account of the guidance in BS8233:2014 and BS4142:2014 as appropriate. Once approved the scheme shall be implemented before first occupation of the residential units and thereafter always maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
8. No development shall take place (including any demolition, ground works, site clearance) until a method statement for bats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant).

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

9. Prior to first occupation of the development a scheme of soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved 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.
10. Prior to first occupation of development, details for the cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

11. Notwithstanding the plans hereby approved no development shall take place above slab level until full details of refuse storage area(s) and collection point has been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage area(s) and collection point shall be provided before the occupation of any of the new dwellings and retained as approved thereafter
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be: (i) no new building or enclosure constructed within the application site; (ii) no enlargement or extension of the dwellings hereby permitted, including any additions or alterations to the roof; without the prior written approval of the Local Planning Authority.
13. No works of demolition, construction or deliveries shall occur outside these times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Saturday, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

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

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Application for Relevant Demolition in a Conservation Area: Demolition of garages and single storey element of public house at The former Woolpack Inn, Market Hill, Rothwell for Hazelton Homes Ltd for</p> <p>Application No: NK/2022/0053</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought for Relevant Demolition in a Conservation Area: including the demolition of garages and single storey element of public house</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 Marks and seconded by Councillor Carter 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 works of demolition, construction or deliveries shall occur outside these times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Saturday, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
4. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.
5. The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

6. No development shall take place (including any demolition, ground works, site clearance) until a method statement for bats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
- a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing the works;
 - f) initial aftercare and long-term maintenance (where relevant).
- The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Outline Application: Residential development of up to 220 dwellings with access only considered at Rothwell Central (land to west), Rothwell for L Walden, Persimmon Homes Midlands.</p> <p>Application No: NK/2022/0372</p> <p><u>Speaker:</u></p> <p>Rob Riding attended the meeting and addressed the committee as the application for the proposed development stating that the principle of development had long been established at the application site and that the density of the development would mirror what has already been developed. It was also stated that affordable home sand electric vehicle charging points would be included within the development as well a S106 package and biodiversity net gain,</p>	<p>Members received a report about a proposal for which outline planning permission was being sought for a residential development of up to 220 dwellings with access only considered.</p> <p>Members raised concerns regarding the capacity of the A14 as well as Junction 3 which currently sees stationary traffic during peak hours.</p> <p>Members also raised questions with regards to the capacity of the water/sewage system and associated infrastructure. It was heard that Anglian water are obligated and have a legal requirement in order to provide the necessary infrastructure.</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Carter 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. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called ""the reserved matters'") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
6. No earthworks or groundworks shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
7. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
8. Any reserved matters application for landscaping shall be accompanied by details of any existing hedgerows, trees and any other landscaping to be retained or removed.
9. Prior to first occupation of the development a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved 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.
10. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.
11. No occupation of the development until the Framework Travel Plan (ADC2790-RP-D dated 22/09/2022) is put in place.
12. Prior to commencement of the development full engineering, construction and drainage plans for the off-site works along with an RSA 1 shall be submitted and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved plans.
13. Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.
14. No demolition, construction, deliveries of plant and materials for construction shall occur outside of the following times. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank

Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

15. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - (i) Approval of a Written Scheme of Investigation;
 - (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;
 - (iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.
16. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of ""biodiversity protection zones"".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
17. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works
18. No development shall take place on any part of the site until a written 30-year Habitat Management Plan (HMP) for the site has been submitted to and

approved in writing by the Local Planning Authority. The content of the HMP shall contain the following;

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives of management which will (without limitation) include the provision of not less than [insert percent gain] biodiversity net gain within the Site as calculated by the Biodiversity Metric [version];
- d) Description of the management operations necessary to achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule, including annual works schedule;
- g) Details of the monitoring needed to measure the effectiveness of management;
- h) Details of the timetable for each element of the monitoring programme; and
- i) Details of the persons responsible for the implementation and monitoring;
- j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
- k) Reporting on year 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

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

The approved HMP shall be strictly adhered to and implemented in full for its duration.

19. Works (including any demolition, ground works, site clearance) within 30m of the badger setts identified in 'Rothwell Central - Land to the west of Rothwell Ecological Appraisal' by BSH Ecology and dated June 2022 shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a) A licence issued by Natural England pursuant to section 10 of The Protection of Badgers Act 1992 authorising the specified activity/development to go ahead; or
 - b) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.
20. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Report on the Drainage Strategy for Proposed Development at Rothwell Central - Land to the West of Rothwell, Ref: Flood Risk and Drainage Strategy ADC2790-RP-B dated May 2022 prepared by ADC Infrastructure, will be submitted to, and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include;

1. 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.
2. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
3. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all flow control devices.

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

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

22. Before occupation a Verification Report for the installed surface water drainage system for the site based on the approved details shall be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) CCTV Confirmation that the system is free from defects, damage and foreign objects
23. All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment and Drainage Strategy, ADC2790-RP-B and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

24. 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.
25. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
26. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the Order shall be made or constructed to any of the dwellings hereby approved, unless express planning permission has first been obtained from the local planning authority.

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

(Voting: Unanimous)

The application was therefore
APPROVED

59 Delegated Officers Report

None

60 Urgent/Exempt Items

None

61 Close of Meeting

The meeting closed at 8.03 pm

Chair

Date