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Council

Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Monday 17th October, 2022 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Steven North (Chair)
Councillor Mark Dearing
Councillor Alison Dalziel
Councillor Paul Marks
Councillor Jan O'Hara
Councillor Lyn Buckingham

Councillor Paul Bell
Councillor Simon Rielly
Councillor Joseph John Smyth
Councillor Kevin Thurland
Councillor Bert Jackson
Councillor Simon Rielly

Officers

Jasbir Sandhu	Development Services
Louise Holland	Development Services
Richard Marlow	Development Services
Farjana Mazumder	Development Services
Simon Aley	Legal Representative
Callum Galluzzo	Democratic Services

71 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Ross Armour, Tim Allebone, Charlie Best, Mike Tebbutt and Malcom Waters

It was noted that Councillors Jan O'Hara, Kevin Thurland and Lyn Buckingham and Bert Jackson were present and acting as substitutes.

72 Minutes of the meeting held on 22nd August 2022

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

73 Members' Declarations of Interests

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

No declarations were made.

74 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 Officers Report and supplemented verbally and in writing at the meeting. Six speakers attended the meeting and spoke on

applications in accordance with the Right to Speak Policy. Two written statements were also submitted and provided to members of the committee.

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:-.

a) NK/2021/0356

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Approval of Reserved Matters: All details in respect of KET/2017/0169 for residential development of 700 dwellings at Desborough North (land at), Desborough for Bellway Homes (East Midlands)</p> <p>Application No: NK/2021/0356</p> <p><u>Speaker:</u></p> <p>Matthew Peleszok submitted a written statement as a third party objector to the proposed development that raised several objections including concerns with vehicular access through existing residential areas. Concerns were also raised to highway safety and surface water drainage. Conditions were also encouraged in order for the applicant to phasing proposals and commitment that construction traffic would not enter via the Grange development.</p> <p>Cllr Ben Murphy-Ryan submitted a written statement as a representative of Desborough Town Council that stated The Town Council continued to have concerns with the approval of reserved matters on the site – since the last meeting there have been no discussions of contact by the developer. Concerns were also raised regarding surface water and flood risks.</p> <p>Cllr David Howes attended the meeting and addressed the meeting as the ward councillor for the proposed development. Cllr Howes raised objections due to highways access</p>	<p>Members received a report about a proposal for which approval of Reserved Matters was being sought for 700 dwellings further to outline planning permission being granted in April 2014. It was noted that 20% of the dwellings would be affordable (40% intermediate and 60% social rent) which was in accordance with the outline requirements.</p> <p>The planning officer addressed the committee and provided an update which stated that an additional objection had been received.</p> <p>Members sought clarification regarding residential parking within the development. It was stated that three bedroom houses would have an room for two vehicles, four bedroom houses would have three spaces with garages on some plots with additional parking throughout for visitors.</p> <p>Members heard that the developer was committed to the development and estimated time for delivery to be ten years through a phasing strategy to be provided.</p> <p>Members sought clarification regarding any proposed traffic calming measures and sough clarification regarding further developments to the local centre and proposed schools.</p> <p>It was heard that a phasing plan was to be approved and covered by proposed</p>

<p>concerns along with water drainage schemes and urged members to defer the application.</p> <p>Georgina Doyle attended the meeting and addressed the committee as the agent on behalf of the applicant. The applicant provided further clarification on the development stating that 20% of the site would be affordable housing with a wide range of properties.</p>	<p>conditions and that there would be traffic calming measures in place within the local centre with regards to the used materials for construction. Members also heard that the local centre and school would be covered under separate full planning applications and that colleagues within NNC Education were fully engaged with the development.</p> <p>It was stated to members that the development had opted for a management company in order to operate and maintain the play areas and open spaces within the proposed development.</p> <p>Following debate it was proposed by Councillor Bell and seconded by Councillor North 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>
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1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
2. Prior to commencement of construction of the first dwelling, full details of all windows (and their surrounds), doors, porches/canopies, verge detailing, rainwater goods, chimneys and external meter boxes 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.
3. All external surfacing works (materials) shall be carried out in accordance with the approved materials plan listed below unless otherwise agreed in writing by local planning authority.
4. Notwithstanding the approved boundary treatment plans the approved fencing within scheme shall be a minimum of 1.8m in height and shall include the provision of 'hedgehog holes', unless otherwise agreed in writing by the Local Planning Authority. Any access to communal alleyways/rear accesses shall be gated at the opening of the alleyway.
5. No external lighting shall be erected on site until details have been first submitted to and approved in writing by the Local Planning Authority. Details shall include technical specification, siting and design and appearance. Any external lighting erected shall be in accordance with the approved details.

6. Prior to the commencement of construction of dwellings, a phasing plan shall be submitted which sets out the timing of delivery of each of the public open spaces including their landscaping, play areas, trim trail, allotments, community orchard or any other approved features within them. The open spaces shall be delivered in accordance with the approved plans and the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority. 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.
7. All planting, seeding or turfing comprised in the approved details of landscaping (outside of the public open spaces which is dealt with pursuant to condition 2) shall be carried out in the first planting and seeding seasons following the occupation of the buildings to which those areas of landscaping are associated with, unless these works are carried out earlier. 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.
8. Prior to first occupation of the first dwelling on site a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

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

(Voting: For 9, Against 2)

The application was therefore
APPROVED

75 NC/21/00063/REM

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Approval of reserved matters of access, appearance, landscaping, layout and scale for principal site access and associated realignment of A43/Stamford Road junction at Cowthick Plantation, Stamford Road, Stanion for Mulberry Commercial Developments Limited</p> <p>Application No: NC/21/00063/REM</p>	<p>Members received a report about a proposal for which approval of the reserved matters was being sought for the access, appearance, landscaping, layout and scale for the construction of the principal site access and associated realignment of the existing A43/Stamford Road junction.</p> <p>Members sought clarification regarding traffic flow, location and highways safety associated with the proposed roundabouts.</p>

<p><u>Speaker:</u></p> <p>Gywn Stubbings attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the application was consistent with existing outline planning and that a transport assessment was still under consideration.</p>	<p>Members sought to ensure that no HGV were to access through Weldon and stick to approved Traffic Regulation Orders.</p> <p>Following debate it was proposed by Councillor Dalziel and seconded by Councillor Dearing 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>
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1. The development shall conform in all aspects with the plans and details as indicatively 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 or outline permission 18/00817/OUT:

- Topographical Survey, Dwg ref: 24561_T_Phase_2 Rev.0
- Location Plan, Dwg Ref: 4345-034 Rev.P2
- General Arrangement, Dwg ref: 1807- 03-111
- Section 278 Planting Matrix & Schedules, Dwg ref: BMD.18.023.SP.P004
- Section 278 General Arrangement, Dwg ref: BMD.018.023.DR.P201
- Section 278 Planting Plan, Dwg ref: BMD.018.023.DR.P202
- Proposed A43 & Stamford Road Swept Path Analysis, Dwg ref: 1807-03 SP02
- Proposed A43 & Stamford Road Visibility Splays, Dwg ref: 1807-03 002
- Proposed A43 & Stamford Road Longitudinal Sections, Dwg ref: 1807-03 102
- Technical Note, ref: 1807/TN09 Rev.B, dated 5th July, prepared by Transport Planning Associates (TPA)

Informative Note:

Prior to commencement of the development full engineering, drainage, lighting and constructional details shall be submitted and approved in writing by North Northants Council through the Highways Adoptions Technical Approval process. The approved Plans shall then be implemented prior to the first occupation in accordance with the agreed Plans Targets to the satisfaction of the council.

(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 Outline application (with all matters other than access reserved) for the development of up to 45,000 square metres (sq.m) of B8 warehousing/logistics premises with ancillary office space and associated infrastructure at Land At The North Side Of Birchington Road, Corby, Northamptonshire for Barmach Limited</p> <p>Application No: NC/21/00366/OUT</p> <p><u>Speaker:</u></p> <p>Cllr Michael Page attended the meeting and addressed the committee as a representative of Weldon Parish Council stating that there were concerns regarding the size of the building and that a clear buffer was needed between residential and commercial properties using green screening.</p> <p>Simon Machen attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the brownfield site had been allocated for employment use and had a long history of allocation so represented a well established suitability. It was also stated that the applicant was committed to working with Weldon Parish Council throughout the reserved matters stage.</p>	<p>Members received a report about a proposal for which outline planning permission was being sought (with all matters other than access reserved) for the development of up to 45,000 square metres of B8 warehousing/logistics premises with ancillary office space and associated infrastructure on land on the north of Birchington Road, Corby.</p> <p>Members sought clarification regarding adjacent road infrastructure in the area and noted that this fell outside of the development area.</p> <p>Members also sought to ensure the proposed development would result in a biodiversity net gain and would also include a strategic approach to biodiversity.</p> <p>Following debate it was proposed by Councillor Smyth and seconded by Councillor Bell 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. Application for approval of the reserved matters shall be made to the council before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin no later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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:

- Existing Site Location Plan, Dwg. No.-PL100
- Site Parameters Plan, Dwg. No.-PL108 P02
- Planning Statement, Rev-02
- Design and Access Statement, Rev-P06, August 2022
- LVApp Land at Birchington Road - V2 12.08.21 sfs AA.
- B024896 Birchington Road PEA - Issue v3;
- Birchington Road - Transport Assessment AA Rev 2 with Appends;
- Transport Assessment Addendum 21st April 2022 AA with Appends;
- 220708 Council response AA with Appends (003);
- 2208 Council Response AA with Appends; and
- HGV Distn - Sensy Test.
- 2021.11.16 - NC-21-00366-OUT - Response to LLFA; and
- Birchington Road FRDA Rev A.
- Sustainable Design and Energy Statement final
- 784-B024896 Birchington Road Corby 15Oct21 (AQA)
- 784-B024896 Birchington Road Corby NOISE 12Aug21; and
- 784-B024896 Birchington Road, Corby Noise Response 04Nov21.
- C8278 - Corby Desk Study April 19; and
- C8278, Gretton Road, Corby - Geoenvironmental Appraisal -Morrisons Land AUG 19 FINAL.

2. Details of all the reserved matters for relevant phase shall be submitted to the Local Planning Authority before any development is commenced:
 - a. Scale
 - b. Appearance
 - c. Landscaping, and
 - d. Layout
3. Approval of all reserved matters shall be submitted within 5 years of this permission. The development shall thereafter be completed in accordance with the approved details.
4. Each reserved matters application shall comply with the approved Site Parameters Plan Drawing PL108 Rev.P02 and the Design and Access Statement – Rev.P06. August 2022.

ENVIRONMENT

5. Development on land potentially affected by contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must

be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (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 of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Informative (must be included): Geoenvironmental Appraisal Report reference C8278/GA dated August 2019 by Sirius Geotechnical Ltd references that the site has been divided into two areas, A and B. Area A appears to cover the majority of the proposed development site, however it also includes a section of Area B. The report should be revised to encompass the whole of the proposed development site excluding the part of Area B that is not included or a separate, updated report should be submitted that also includes the following:

The results and recommendations from the remainder of the gas monitoring visits as indicated in section 4.6. 'Gas and Groundwater Monitoring', as at the time of writing the report, only two post-investigation ground gas / groundwater monitoring visits had been undertaken, out of a planned programme of six visits and the results of the full ground gas risk assessment stated to be undertaken following completion of the gas monitoring programme as indicated in section 8.6. Ground Gas.

Proposals regarding the presence of asbestos-impacted granular made ground are acknowledged however 2 of the 3 samples positive for asbestos are located in the southern portion of Area B therefore clarification is required that TP 123 is or is not within the development boundary.

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. Reporting of Unexpected Contamination

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 requirements of part A of condition *, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of part B of condition *, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part C of condition *.

7. Noise - External Plant/Operational Noise

Any reserved matters application must be accompanied by a noise assessment submitted for approval that outlines the likely impact from any fixed plant or operational noise on any noise sensitive property, and the measures necessary to ensure that the noise from any aspect of the authorised development does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS 4142:2014+A1:2019. Once approved the development shall commence according to the approval and thereafter be maintained in this approved state unless consent is given in writing by the LPA. The assessment shall include an operational noise management plan, which shall contain measures for addressing noise from (but not limited to) refrigerated vehicles, loading and unloading, broadband (white noise) reversing alarms and location of fixed plant.

Informative: The applicants acoustic consultant should further inform document reference 784-B024896 dated 4th November 2021 by including a BS 4142:2014+A1:2019 assessment for operational noise from the development and not just for the fixed plant. This type of activity is covered by the BS and may indicate further mitigation is required or support that there is no potential for an adverse impact. I acknowledge a prediction and comparison with existing background noise levels for cumulative operational noise has been included and the conclusion is that it falls within the LOAEL criteria.

The development should be further assessed with respect to the context of the local noise environment and how it may impact on this. The new building may create a noise barrier between existing housing and the existing warehouse/service yard to the south of the proposed development, however there

is potential for the creation of standing waves if noise from the existing warehouse is reflected off the new building and vice versa.

Consideration should be given to a noise barrier that wraps around and extends westwards along the corner of the access road in the vicinity of survey point LT2. From the noise contours (Figure 5.2 Noise Assessment reference 784-B024896 revision 2 dated 12th August 2021) this coincides with an intersection of the noise contours of 50 and 50-60dBLAeq15mins. Survey data from LT2 (Table 4.3 Aug 2021) reports 49.2dBLAeqT for the weekend night time and 46.9dBLAeqT (Table 2.3 Nov 2021). This noise barrier may offer anything up to 8dB reduction in noise.

It is strongly advised that the access road on the eastern side of the proposed development should not be used for HGV vehicle movements around the site and that any fixed plant is placed on the side of the building overlooking the service yard only, rather than on the south eastern corner as illustrated on Figure 5.1 of document reference 784-B024896 dated 4th November 2021.

The applicant should be aware that the local planning authority requires that noise from any external plant in a noise sensitive location to be a minimum of 5dB(A) below the existing background level of noise, with no significant tonal characteristics. This is to ensure that there is no impact on residential amenity and reduces the likelihood of a cumulative increase in background noise from all developments in the area. The applicant should also demonstrate they have considered the 'agent of change' principle in accordance with paragraph 187 of the National Planning Policy Framework 2021 and have regard to the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise as appropriate.

8. The recommended mitigation measures detailed in Air Quality Assessment reference 784-B024896 dated 15th October 2021 by Tetra Tech must be implemented in full during the construction and operational phases, unless otherwise agreed in writing by the Local Planning Authority.
9. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The CMP shall detail (but is not limited to) the following:
 - the parking and turning of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
 - design of construction access
 - hours of construction work
 - measures to control overspill of light from security lighting

The approved CMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Informative: Contractors and sub contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

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 by the LPA. The scheme shall include an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact. Once approved the scheme shall be implemented in full before first use according to this approval and thereafter maintained in this approved state.

Informative: The external illumination should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

Institution of Lighting Professionals

Regent House, Regent Place, Rugby, Warwickshire, CV21 2PN

Telephone: 01788 576492

Email: info@theilp.org.uk

LANDSCAPING AND ECOLOGY

12. Prior to the commencement of any development:
 - a. details to establish a fair pre-site clearance biodiversity value baseline (the 'baseline condition');
 - b. a biodiversity net gain assessment using the Defra 3.1 metric (or successor metric in force at the time of carrying out the assessment) and based on the approved baseline condition; and
 - c. a biodiversity net gain scheme based on the results of the approved biodiversity net gain assessment, to compensate for any identified biodiversity loss, either through onsite mitigation and/or by offsite offsetting, which scheme shall include the timing of the mitigation/offsetting measures, as well as proposals for ongoing management and maintenance for a minimum 30 year

period (the minimum period) and how such management and maintenance shall be secured and funded for the minimum period

shall be submitted to and approved in writing by the Local Planning Authority

The recommendations of the biodiversity net gain scheme shall be implemented as approved and shall inform the Biodiversity Monitoring Strategy to be approved under condition 13.

Informative: limb (a) of this condition is required to establish the baseline condition before a biodiversity net gain assessment is carried out, because of site clearance and preparatory works carried out prior to grant of permission.

13. Prior to the commencement of any development a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:

- d. Identification of the baseline condition approved under condition 12;
- e. Aims and objectives of monitoring to match the findings of the approved biodiversity net gain scheme and the stated purpose of the BMS;
- f. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
- g. Methods for data gathering and analysis;
- h. Location of monitoring;
- i. A timetable for the submission of monitoring reports;
- j. Identification of responsible persons and lines of communication; and
- k. A timetable for review, and where appropriate, publication of results and outcomes.

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

The BMS shall be implemented as approved.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

14. 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) for that phase or sub-phase or the development as a whole shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
 - d) The location and timing of sensitive works to avoid harm to biodiversity features
 - e) The times during construction when specialist ecologists need to be present on site to oversee works
 - f) Responsible persons and lines of communication
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

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

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

HIGHWAYS

- 16 . Prior to the commencement of any phase of the development, a Construction Traffic Management Plan for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:
 - i. Detailed work programme/timetable.
 - ii. Site HGV delivery/removal hours to be limited to between 10:00-16:00 unless otherwise approved as part of the CTMP.
 - iii. Detailed routeing for demolition, excavation, construction and abnormal loads.
 - iv. Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors.
 - v. 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.
 - vi. Breakdown of number, type, size and weight of vehicles over demolition & construction period.
 - vii. 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.
 - viii. Details of public impact and protection to include road, footway, cycleway and PRoW.

Details of TROs and road/footway/cycleway/PRoW closures and re-routeing as well as signage, barriers and remediation.

ix. Public liaison position, name, contact details and details of public consultation/liaison.

x. Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.

xi. Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team.

To also include the removal of TROs, temporary signage, barriers and diversions.

xii. Details of temporary construction accesses and their remediation post project.

xiii. Provision for emergency vehicles.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

DRAINAGE

17. Before any above ground works commence a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

i) Details (i.e., designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets, and attenuation structures

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

iv) Detailed scheme for the ownership and scheduled maintenance for every element of the surface water drainage system.

v) Confirmation of site-specific soil conditions.

18. All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment & Sustainable Drainage Strategy, ref Birchington Road FRDA Rev A prepared by Tetra tech and shall be accompanied by a compliance statement 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.

19. 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.

20. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy, ref Birchington Road FRDA Rev A prepared by Tetra tech has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) CCTV Confirmation that the surface water drainage system is free from defects, damage, and foreign objects
 - f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place

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

22. Within 6 months of occupation of the development the following information shall be provided to the Local Planning Authority in respect of that building, unless otherwise agreed in writing: a BREEAM post construction report to confirm that BREEAM very good (2018), (or the equivalent standard which replaces the British Research Establishment Environmental Assessment Method which is to be the assessment when the buildings concerned are to be assessed) and that the recommended Low and Zero Carbon technologies have been installed.
23. Prior to the commencement of the relevant part of the development, the details of the boundary treatments (including details of the fences, gates, bollards and turnstiles) shall be submitted to and approved in writing by the Local Planning Authority. This should include a copy of the supplier's technical instructions, showing the type of fence panels and posts being proposed, and the style and locking mechanisms for the gates and turnstiles. The approved details shall be implemented and retained thereafter.

24. No development other than groundworks and the erection of the steel frame shall take place until a scheme and timetable detailing the provision of the fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

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

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

(Voting: Unanimous)

The application was therefore

APPROVED

77 Delegated Officers Report

None

78 Exempt Items

None

79 Close of Meeting

The meeting closed at 9.00 pm

Chair

Date