

Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Monday 20th February, 2023 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Paul Bell (Chair)
Councillor Mark Dearing
Councillor Paul Marks
Councillor Peter McEwan
Councillor Roger Powell

Councillor Joseph John Smyth
Councillor Mike Tebbutt
Councillor Charlie Best

Officers

Fidel Miller Development Services
Jasbir Sandhu Development Services
Emma Granger Legal Representative
Callum Galluzzo Democratic Services

80 **Apologies for non-attendance**

Apologies for non-attendance were received from Councillors, Steven North, Alison Dalziel, Simon Rielly and Malcolm Waters

81 **Minutes of the meeting held on 17th October 2022**

RESOLVED that the minutes of the meeting of the Strategic Planning Committee held on 17th October be approved as a correct record.

82 **Members' Declarations of Interests**

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

No declarations were made.

83 **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. Five 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:-

NC/22/00294/DPA

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Erection of logistics warehouse with associated offices, car parking, landscaping, engineering, drainage and infrastructure works, including creation of new access onto Corby North Orbital Road at Land North of Gretton Road, Corby, Northamptonshire, NN17 3AS for Mulberry Commercial Developments (Midlands) Limited</p> <p>Application No:NC/22/00294/DPA</p> <p><u>Speaker:</u></p> <p>Graham Stray attended the meeting and addressed the meeting as a third party objector to the proposed development stating that as a resident and secretary for the Priors Hall Park Neighbourhood Association they supported the creation of jobs and investment however raised concerns regarding the inappropriate location of the development and close proximity to a high quality housing development.</p> <p>Jo Turner attended the meeting and addressed the committee as a third party objector to the proposed development raising objections due to the height and scale of the development next to residential housing. Concerns regarding noise and light pollution were also raised.</p> <p>Lukas Brandejs attended the meeting and addressed the committee in support of the proposed development stating that the application if approved would provide 700 new jobs across multiple skill sectors and that additional planting of trees would be undertaken as well as screening for residents.</p> <p>Cllr Michael Page attended the meeting and addressed the committee as a representative of Weldon Parish Council raising objections and highlighting legislation prioritising the</p>	<p>Members received a report about a proposal for which full planning approval was being sought for the erection of logistics warehouse with associated offices, car parking, landscaping, engineering, drainage and infrastructure works, including creation of new access onto Corby North Orbital Road.</p> <p>The planning officer addressed the committee and provided an update which provided clarification in relation to minor inaccuracies and typographical errors.</p> <p>Members sought clarification regarding power/energy management and the use of PV panels. Members raised concerns regarding the close proximity of heavy vehicle movement areas to neighbouring residential properties. Objections were also raised due to the length of time proposed in order to gain full green boundary at the development.</p> <p>Members heard that the developer had designed the development with the car park on the opposite side to the residential areas in order to keep traffic and associated noise pollution away from those areas.</p> <p>Members raised further objections due to the close proximity and detrimental impact the proposed development may impose on the neighbouring residential development. Members sought to increase the level of bunding and tree scaping and considered acoustic fencing as a condition to the proposed development.</p> <p>Clarification was also sought from members regrading biodiversity in order to seek adequate biodiversity net gain</p>

<p>health and wellbeing of residents. Cllr Page requested that the decision be deferred in order for the building position to be re-evaluated in order to minimise impact to residents.</p> <p>Tom Burn attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the application was an employment led development and was a priority sector for growth.</p>	<p>associated with the application.</p> <p>Following debate it was proposed by Councillor Dearing and seconded by Councillor Smyth that the application be deferred in order to explore the possibility of increased bunding and acoustic fencing and also to explore the building orientation to minimise any detrimental impact to residential dwellings and increased biodiversity net gain.</p> <p>It was agreed that the application be DEFERRED to be brought before the committee at a future date.</p>
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(Members voted on the motion to defer the application)

(Voting: Unanimous)

The application was therefore
DEFERRED

84 Delegated Officers Report

None

85 Exempt Items

None

86 Close of Meeting

The meeting closed at 9.30 pm

Chair

Date