

Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Wednesday 5th April, 2023 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Paul Bell (Chair)
Councillor Mark Dearing
Councillor Alison Dalziel
Councillor Paul Marks
Councillor Roger Powell

Councillor Joseph John Smyth
Councillor Mike Tebbutt
Councillor Charlie Best

Officers

Fidel Miller	Development Services
Jasbir Sandhu	Development Services
Simon Aley	Legal Representative
Callum Galluzzo	Democratic Services

87 Apologies for non-attendance

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

88 Minutes of the meeting held on 20th February 2023

RESOLVED that the minutes of the meeting of the Strategic Planning Committee held on 20th February 2023 be approved as a correct record.

89 Members' Declarations of Interests

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

No declarations were made.

90 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:-.

a) 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 style="text-align: right;">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 further concerns regarding the unacceptable building height of the proposed development and detrimental impact the development would have on neighbouring properties.</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 as well as overshadowing concerns to neighbouring residents.</p> <p>Dr Lucinda Sweet attended the meeting and addressed the committee in support of the proposed development. Dr Sweet, addressed concerns regarding the biodiversity and environmental impact of the proposed</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 stated The application was brought back to committee following a resolution to defer at the meeting on the 20th February 2023.</p> <p>Members heard following the deferral, the applicants had submitted a set of documents including a supporting statement along with a number of drawings. The proposed amendments were presented as follows:</p> <ul style="list-style-type: none"> - The footprint of the main building was to be repositioned 3m to the west. - 13 HGV trailer bays to be removed from the southwestern corner of the hard landscaped area which increases the area of soft landscaping. - Increased bunding to the eastern and south-eastern boundaries. - Introduction of an acoustic fence adjacent to the eastern and south-eastern boundaries. - Introduction of a further 1365 sapling, semi-mature and mature trees (circa 70% increase). - Biodiversity Net Gain improvements: Total net unit change from -6.53 to -5.03 Total on-site net % change plus -21.12% to -16.28% Results with offsetting from land

<p>development.</p> <p>Cllr Michael Page attended the meeting and addressed the committee as a representative of Weldon Parish Council. Cllr Page stated that meetings had taken place with the developers and stated concerns regarding the overshadowing and inappropriate height of the development.</p> <p>Tom Burn attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the applicant had taken on board comments and liaised with Weldon Parish Council. Mr Burn stated that the revised plans would introduce 1300 new trees and would result in a 20% difference in the Biodiversity Net Loss since the last meeting. £30,000 green infrastructure enhancement was now also being provided as part of the development.</p>	<p>bank</p> <p>Net gain of + 0.6 habitat units</p> <p>Total on-site net change % plus off-site surplus +1.95%.</p> <p>It was also heard that the proposed amendments provided additional screening and an improved level of visual protection in relation to zone 1 of Priors Hall.</p> <p>Members raised further objections due to the close proximity and detrimental impact the proposed development may impose on the neighbouring residential development.</p> <p>Questions were raised by members in relation to the Rockingham Enterprise Framework and any building limitations associated with the area.</p> <p>It was confirmed to members that the document stated was not an adopted policy and so there were no confirmed limitations on buildings within the area.</p> <p>Following debate it was proposed by Councillor Smyth and seconded by Councillor Powell that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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Compliance

1. Time limited permission

The development hereby permitted shall be begun not later than three years from the date of this permission.

2. Approved drawings and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless variations are agreed by the Local Planning Authority in order to discharge conditions attached to this permission:

- See approved schedule of drawings and documents

3. Unexpected contamination

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 in the area affected by the contamination 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.

Informative: 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). Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

4. Removal of permitted development rights

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification) and/or the provisions The Town and Country Planning (Use Classes) Order 1987 (as amended from time to time):

- A. The development and no part of the development shall be used for any use other than the uses hereby approved (warehousing/logistics uses within Use Class B8 with ancillary office accommodation)
- B. No extensions, new buildings or structures or additional hard surfaced areas shall be constructed or erected without express planning permission.

5. Tree replanting

In respect to the selective removal and replanting of trees in Group (G9) these works shall be carried out in accordance with paragraph 4.4.3 arboricultural Report.

6. TOTAL FLOORSPACE MAXIMA

The total floor space shall not exceed 500,000 square feet including ancillary office accommodation.

7. Building heights

No building shall exceed heights of 18m to the underside of the haunch and 21m maximum above finished floor levels.

8. No additional external illumination

No external lighting, other than that specified in the approved External LED Lighting Assessment Report (Ref: 21-295 Rev.2 dated 27.10.22), shall be erected on the site or building.

9. Infiltration:

No infiltration of surface water drainage into the ground is permitted other than in accordance with details that have been approved in advance by the Local Planning Authority, and such details will have to demonstrate that there will be no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details and a timetable for implementation.

Prior to above groundwork

10. Boundary treatment

Prior to the commencement of construction of any building, a scheme detailing the position, design, materials, and type of boundary treatment and fencing to be erected, shall be submitted to and approved by the Local Planning Authority. The boundary treatment and fencing shall then be implemented in accordance with the approved scheme prior to the first occupation of the development and shall, thereafter, be retained as such.

Prior to construction above slab level

11. Foul water drainage

Prior to the construction above slab level, a scheme for on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved by the Local Planning Authority. The drainage infrastructure shall then be provided in accordance with the approved scheme prior to the occupation of the development hereby permitted.

Prior to occupation

12. Biodiversity net gain

Prior to occupation of any development a biodiversity net gain plan that includes the details of the provider, the legal agreement that is in place and receipt of purchase of the units shall be submitted to the Council and approved in writing. Once approved the biodiversity net gain plan shall be implemented in perpetuity.

13. Stub arm of roundabout

Prior to the occupation of the development hereby permitted the northern stub arm of the roundabout to the immediate south of the application site shall be removed and the land reinstated and landscaped in with accordance drawing no. 2201-086 PL03 Rev A.

Informative: In the event that Halley Road and the associated roundabout are adopted highway prior to the implementation of the works, then it should be noted that no works within or affecting the existing highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required.

Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

14. Refuse and Recycling

Prior to the first occupation of any part of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection arising from the building in accordance with details which shall previously have been approved by the Local Planning Authority.

15. Photovoltaic panel details

Prior to first occupation details of the Photovoltaic system in terms of its design, size and location within the development hereby permitted, together with a timetable for its installation shall be submitted to and approved by the Local Planning Authority. The Photovoltaic system shall then be provided in accordance with the approved scheme and timetable.

16. Noise

Prior to the first occupation of the development hereby permitted, an assessment demonstrating compliance for all fixed plant with the noise limits set out in the approved Noise Impact Assessment (ref: 22-0515.02 dated October 2022) shall be submitted to and approved by the Local Planning Authority. The assessment shall include details of any mitigation measures required to achieve the stated noise limits, together with a timetable for the implementation of any such mitigation. The development shall be built in accordance with the approved scheme and any mitigation installed in accordance with the approved timetable, and be retained and maintained thereafter in accordance with the agreed scheme.

17. Electric Car Charging Points

Prior to first occupation of development hereby permitted, electric car charging points shall be installed in 10% of the allocated car parking spaces at the development, as indicated on the approved plans. The charging points shall be supplied to a minimum standard of an independent 32amp radial circuit and must comply with BS7671. Standard 3 pin, 13 amp external sockets will be required. The sockets shall comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

Reason: In the interests of protecting and enhancing air quality through reducing and minimising emissions from vehicles.

18. Drainage verification report

No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document reference: 146959 R1.0 prepared by Fairhurst on the 1st April 2022 has been submitted in writing by a suitably qualified 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.

19. BREEAM POST CONSTRUCTION REPORT

Prior to the occupation of the building hereby permitted, the following information shall be provided to the Local Planning Authority, unless otherwise agreed in writing:-

- a. 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 building(s) concerned are to be assessed) has been achieved;
- b. that the carbon emissions from regulated energy will be at least 20% better than that required by Part L2a 2021; and
- c. the approved low and zero carbon technologies have been installed.

20. Lighting design for light-sensitive biodiversity:

Prior to occupation, a "lighting design strategy for biodiversity" for the proposal shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. Identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

21. BREEAM FINAL CERTIFICATES

Within six months of completion of the building hereby approved, a copy of the Final BREEAM Certificate (or equivalent) shall be provided to the Local Planning Authority to demonstrate that the scheme has been completed in accordance with the approved Sustainability and Energy Statement.

Reason: In accordance with Policy 9 of North Northamptonshire Joint Core Strategy which aspires to BREEAM performance of at least 'very good'.

22. VEHICLE PARKING AND SERVICING ARRANGEMENTS

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Prior to the bringing into use of the building hereby approved, the car, HGV, motorcycle and cycle parking facilities and manoeuvring areas shall be provided in accordance with the approved plans and maintained as such available for use thereafter.

Prior to commencement

23. Protected species (excluding Great Crested Newts)

No works or activity affecting any protected species shall commence until the Local Planning Authority has been provided with either:

- a. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (or any legislation modifying or replacing this provision) authorising the specified activity/development to go ahead; or
- b. written confirmation from Natural England that a licence is not required; 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.

24. Great Crested Newts

No works or activity affecting Great crested newts (GCN) shall commence on this site until the Local Planning Authority has been provided with either:

- a. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (or any legislation modifying or replacing this provision) authorising the specified activity/development to go ahead; or
- b. written confirmation from Natural England that a licence is not required; 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.

25. Hard and soft landscaping Implementation

The approved landscaping scheme shall be carried out in the first planting and seeding season following the completion of that part of the development to which it relates 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 otherwise agreed in writing by the Local Planning Authority.

Due to the presence of habitats suitable to support nesting birds any works affecting trees and the site clearance of arable land shall be undertaken outside of the nesting bird season (March – August). Where works are required within this period all vegetation affected must first be checked by an ecologist prior to works.

26. Landscape ecological management plan

No development shall commence until a Landscape and Ecological Management Plan (LEMP) for the development (or phase, if applicable) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following information:

- a. Description and evaluation of features to be managed;
- b. Ecological trends and constraints on site that might influence management;

- c. Aims and objectives of management;
- d. Appropriate management options for achieving aims and objectives;
- e. Prescriptions for management actions;
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g. Details of the body or organisation responsible for implementation of the plan; and
- h. Ongoing monitoring and remedial measures and how these will be secured for the duration of the plan.

The LEMP shall be implemented as approved.

27. Biodiversity monitoring strategy

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:

- a. Identification of baseline conditions prior to the start of development;
- b. Aims and objectives of monitoring to match the stated purpose of the BMS;
- c. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
- d. Methods for data gathering and analysis;
- e. Location of monitoring;
- f. A timetable for the submission of monitoring reports;
- g. Identification of responsible persons and lines of communication; and
- h. 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) 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 BMS.

The BMS shall be implemented as approved.

28. CEMP (Biodiversity)

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall provide for:

- 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; and
- h. Use of protective fences, exclusion barriers and warning signs

The CEMP: Biodiversity shall be implemented as approved and adhered to throughout the construction period.

29. Construction Traffic Management Plan

Prior to the commencement of any development (or phase, as applicable) a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide for:

- a. Detailed work programme/timetable (by reference to the latest build programme);
- b. HGV delivery hours;
- c. Detailed routeing for demolition, excavation, construction and abnormal loads;
- d. Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors;
- e. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
- f. Breakdown of number, type, size and weight of vehicles over demolition & construction period;
- g. 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;
- h. Details of public impact and protection to include road, footway, cycleway and PRoW;
- i. Details of any TROs and road/footway/cycleway/PRoW closures and rerouteing as well as signage and barriers;
- j. Public liaison position, name, contact details and details of public consultation/liaison;
- k. Route details, as required, covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
- l. Programme for pre- and post- works inspection of the highway to identify remediation works to be carried out by the developer (including removal of TROs, temporary signage, barriers and diversions, as applicable);
- m. Details of temporary construction accesses and their remediation post project;
- n. Provision for emergency vehicles.

The approved CTMP shall be adhered to throughout the construction period of development (or the phase to which it relates, as applicable) and the approved measures shall be retained for the duration of that construction period.

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

30. CEMP (Amenity)

Prior to the commencement of any development (or phase, as applicable), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- b. Arrangements for liaison with the Council's Pollution Control Team;

- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed by the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- d. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
- e. Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
- f. Procedures for emergency deviation of the agreed working hours;
- g. Control measures for dust and other air-borne pollutants;
- h. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The CEMP shall be implemented as approved and adhered to throughout the construction period.

31. Air Quality and Dust Management

The development shall be carried out in accordance with the recommendations and measures set out in the approved documents of the Air Quality Assessment Report (Ref: 22-0515.01 / 87514.544726 Issue 2 dated 21st October 2022), its accompanying Air Quality Mitigation Technical Note (ref: 87514.550345 dated 20th December 2022) and the Dust and Emissions Management Plan (ref: 87514.550345 Issue 1 dated 20th December 2022).

32. LIGHTING FOR CONSTRUCTION

Prior to the commencement of development, other than site preparation works, a construction period lighting strategy for the development (or phase, as applicable) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved strategy.

33. HIGHWAY WORKS AND ROAD SAFETY AUDIT

Prior to commencement of construction works for any building, full engineering, construction and drainage plans for improvements to the eastbound bus stop on the A6116 Steel Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The plans submitted under this condition shall be accompanied by a Road Safety Audit (RSA 1) where necessary.

The details approved under this condition shall then be implemented prior to the first occupation of the development.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority. The applicant is advised not to seek the discharge of this condition with details which have not first received technical approval from the Local Highway Authority as this may delay the discharge of the condition or result in the rejection of such a submission.

Informative: No works within the highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for

which full engineering drainage, street lighting and constructional details are required. Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

34. Site Access

Prior to the commencement of construction works for any building, full engineering, drainage, street lighting and constructional details of the proposed site access and works to the dual carriageway and roundabout exit from Halley Road including signing and lining works to highlight the private nature of the access road serving the development and improve highway safety shall be submitted to and approved by Local Planning Authority. The site access and works shall be submitted to and approved by the Local Planning Authority. The access shall be provided in accordance with approved details prior to the first occupation of the development.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority. The applicant is advised not to seek the discharge of this condition with details which have not first received technical approval from the Local Highway Authority as this may delay the discharge of the condition or result in the rejection of such a submission.

Informative: In the event that Halley Road and the associated roundabout are adopted highway prior to the implementation of the works, then it should be noted that no works within or affecting the existing highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required. Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

35. Fire hydrants and sprinklers

Prior to the commencement of construction works of any building, a scheme detailing the location, specification and timetable for implementation of the fire hydrants, sprinkler systems (if required) and associated infrastructure for that phase has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall then be provided and retained in accordance with the approved scheme and timetable.

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

Informatives

1. Investigation and site risk assessment

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)'.

2. Anglian water

1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water,

under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

2. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

3. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

4. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

5. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

3. Superfast Broadband

The North Northamptonshire Joint Core Spatial Strategy 2011-2031 policy 10 (e), Provision of Infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served – this should be gigabit capable and where possible, full fibre connectivity. This supports the government's Gigabit programme and local targets to see 80% full fibre and 90% gigabit coverage by the end of 2028. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations. Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts. These documents can be found at: <http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>. Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group (streetworks.org.uk). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 (soon to be amended to strengthen requirements for gigabit connectivity to new dwellings) and the Approved Document R. Some telecoms network providers have dedicated online portals providing advice for developers, including: Openreach Developer Portal (openreach.co.uk) Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Gigaclear networkbuildcare@gigaclear.com (rural areas and some market towns)
OFNL (GTC) <http://www.ofnl.co.uk/developers> CityFibre <http://cityfibre.com/property-developers> Details of other fibre network providers operating locally can be found here <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecomsproviders.aspx>.

For help and advice on broadband connectivity in North Northamptonshire email the Superfast Northamptonshire team at bigidea.ncc@northnorthants.gov.uk Please note that the guidance contained above may be subject to change as a result of changes to planning policy and guidance at national and/or local level as applicable. Amendments are expected to be made to the Building Regulations 2010 in support of gigabit connectivity and therefore continued consultation with the Development Management team is recommended to ensure that the introduction of any such amendments can be taken into consideration at each stage of the planning process.

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

(Voting: For 5, Against 2)

The application was therefore
APPROVED

91 Delegated Officers Report

None

92 Exempt Items

None

93 Close of Meeting

The meeting closed at 9.00 pm

Chair

Date