

Planning Committee North Update Report Wednesday 7th June 2023

Application Reference	3.1 - NC/21/00072/OUT
Update	<p>Page 6- Paragraph 1.1 to be deleted and replaced by</p> <p>It is the Officer recommendation that the application is approved subject to the following:</p> <ul style="list-style-type: none"> - Planning conditions specified below - Completion of a Section 106 Agreement relating to the highways, local benefits and monitoring of biodiversity mitigation measures where this cannot adequately be dealt with by planning condition
	<p>Page 9- Paragraph 5.1.7 to be deleted and replaced by</p> <p>It is considered that the present proposal is acceptable at this stage of the process. Subject to agreeing the detail of the biodiversity mitigation measures; the overall package should be able to yield a net ecological benefit for both the on-site situation and the wider area. The proposal should be able to deliver a planned and agreed package of mitigation measures for biodiversity of an appropriate scale and content. The above mitigation measures would be dealt with via appropriate planning conditions, with the monitoring of biodiversity measures dealt with by Legal Obligation (s106).</p>
	<p>Page 10- Paragraph 7.1 to be deleted and replaced by</p> <p>In accordance with the guidance for the use and application of planning obligations Corby Planning Obligations SPD 2017, the following contributions will be sought by way of s106. The heads of terms for the s106 agreed by the applicant are as follows: -</p> <ul style="list-style-type: none"> • A contribution of £30000 for upgrading the footway on the eastern side of Phoenix Parkway to a 3m wide footway / cycleway from Heritage Way, 160m north of Napier Road, to the Steel Road roundabout, 650m south of Napier Road to create a safe off-road cycle link to the centre of Corby • A contribution of £11000 towards enhancing the current Steel Road improvement scheme

	<ul style="list-style-type: none"> • Travel Plan monitoring fee • Employment skills and training • Air Quality mitigation measures and financial contribution of £120,708.10 • Biodiversity mitigation measures monitoring fee where this cannot adequately be dealt with by planning condition
	<p>Page 10- Paragraph 8.1 to be deleted and replaced by</p> <p>It is the Officer recommendation that the application is approved subject to the following:</p> <ul style="list-style-type: none"> - Planning conditions specified below - Completion of a Section 106 Agreement relating to the highways, local benefits and monitoring of biodiversity mitigation measures where this cannot adequately be dealt with by planning condition
	<p>Page 22- Paragraph 10.1 to be deleted and replaced by:</p> <p>In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.</p>
Application Reference	3.2 - NC/22/00464/DPA
Update	<p>Page 97- Paragraph 2.2 to be deleted and replaced by:</p> <p>The proposal is for a housing development, comprising: 4 x 1-bedroom units, 11 x 2-bedroom units and 7 x 3-bedroom units; and access directly from Kettering Road.</p>
	<p>Page 112- Paragraph 7.2.6 to be deleted and replaced by:</p> <p>The proposal involves a mix of dwellings which vary from 1 to 3 bedrooms. A total of 22no. units are proposed, and this comprises of 4 no.1 bed units, 11 no. 2 bed units and 7 no. 3 bed units. The proposed design of the residential dwellings has given consideration to the local traditional character of the street scene, which although outside of the conservation area, is to be commended, as it reflects the local character. The design is largely of simple symmetrical elevations, with symmetrical fenestration, set under pitched roofs, to reflect the locality with either plain tiles or slate. The windows are generally vertical emphasised casement windows, symmetrical across the elevations.</p>

Application Reference	3.4 - NE/22/01271/FUL
Update	<p>ITEM WITHDRAWN</p> <p>Officers have reviewed the above application scheduled for the North Area Committee for the 7th June and following officer discussions, have requested that this item be withdrawn from the agenda with immediate effect.</p> <p>Officers' considered it necessary to re-assess data relating to the micro and macro need for the proposed care home and its specific use within Class 2. This was important due to the site's location in open countryside which also included a garden centre and café. This delay would have also allowed for a further assessment of the Biodiversity and Landscape visual matters relevant in this case. To conclude, Officers' considered that further information would be required from the applicant, before the application can proceed to be considered by members</p>