NORTH NORTHAMPTONSHIRE COUNCIL

STRATEGIC PLANNING COMMITTEE

Meeting held: 14th June 2021

Present: Councillor David Brackenbury (Chair)
Councillors Paul Bell (Vice Chair), Roger Powell, Malcolm Waters, Joseph Smyth, Tim Allebone, Paul Marks, Mike Tebbutt, Kevin Thurland, Alison Dalziel, Ross Armour and Simon Rielly

21.SPC.01 APOLOGIES

None

21.SPC.02 DECLARATIONS OF INTEREST

Councillors Allebone and Bell declared an interest in item 3.1 as the Agent for the applicant was a former sovereign authority employee.

Councillor Thurland also declared an interest in item 3.1 as ward councillor for the proposed application.

21.SPC.03 PLANNING APPLICATION REPORTS

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. Four 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:-.

21.SPC.03.1 KET/2020/0773

Proposed Development		Decision
*3.1 Approval of Reserved Matters: Erection of 340 dwellings of KET/2015/0551 (Residential development of up to 350 dwellings and associated access) at Gipsy Lane (Land West), Kettering for Water Meadow Homes Application No: KET/2020/0773 Speakers: Cllr Emily Fedorowycz attended the meeting and addressed the committee as a third party objector to the proposed development. Cllr Fedorowycz stated that the application if approved would have a detrimental impact on the levels of traffic associated with the Northampton Road Junction. Concerns were also raised in relation to the lack of urban green space and the omission of Net Zero buildings. Julie Thomas attended the meeting and addressed the committee as the agent on behalf of the applicant and stated to members that outline planning permission and the principle for development had already been established and that the applicant had worked with the council with regards to a comprehensive pre application consultation. Construction on site if approved would commence September 2021. Members of the committee sought to clarify the proposals for the removal of the badger population within the application site. It was confirmed to members that a license from Nature England would be sought and that advice/guidelines would be followed in order to safely remove the population of badgers.		Members received a report about a proposal for which reserved matter approval was being sought for the erection of 340 dwellings of KET/2015/0551 (Residential development of up to 350 dwellings and associated access) Members initially raised concerns with regards to the lack of electric charging points within the proposed development stating that the proposed amount of 10% was insufficient given the current climate and rise of alternative fuelled vehicles. Concerns were also raised regarding police comments in relation to gated access points which could be seen as hotspots for Anti-Social Behaviour. It was clarified to members that the gated access points were in a location of good surveillance and were resident access only mitigating any Anti-Social Behaviour. Members heard that combined footway proposed within the development align and link with neighbouring developments and that it was key for each of the developers to communicate going forward. Members then raised questions in relation to the adoption of highways within the development site and sought to clarify whether or not the internal infrastructure was to be adopted as part of the scheme. Officers confirmed to members that The Highway's Departments had recommended the provision of a condition requiring full details of the highway works; however, this was not considered to be necessary as these matters were to be addressed through the adoption processes. The applicant was intending to have the roads adopted together with the main foot/cycleways, however it was confirmed to members that if this did not occur a condition shall be attached which sought approval of road maintenance arrangements as recommended by Highways and as a safeguarding mechanism should the roads not be adopted.

		Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation. Following debate it was proposed by Councillor Bell and seconded by Councillor Smyth that the application be approved in line with the officers recommendation. It was agreed that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

2. No works shall take place above slab level until full details of all windows, doors (including their surrounds), verge detailing, porches, rainwater goods and chimneys have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

3. The external stone/brick walls associated with the dwellinghouses, garages and boundary walls hereby approved shall not be laid, coursed or pointed other than in accordance with sample panels which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

4. No works shall take place within 30m of the site's Badger Setts detailed in the 'Updated Badger Survey Report' compiled by Griffin Ecology Ltd. dated 31st August 2020 and approved under AOC/0551/1502 in association with condition 17 of Outline Planning Permission KET/2015/0551 until the local planning authority has been provided with and approved in writing 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.
   The development shall be carried out in accordance with the approved details.

5. If any of the streets associated with the proposed development hereby approved are not proposed for adoption as public highway, the following details shall be provided to and approved in writing by the local planning authority prior to first occupation:
   a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development.
   b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling.

c) 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; and,
d) That the 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).
e) Prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs.
The development shall be carried out in accordance with the approved details.

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

21.SPC.03.2 NC/21/00064/REM

Proposed Development		Decision
*3.2 Approval of Reserved Matters of access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping at Cowthick Plantation, Stamford Road, Stanion for Mulberry Commercial Developments Limited Application No: NC/21/00064/REM Speaker: Hartley Bolton attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns with the increased level of traffic and the detrimental impact it would have on driver/resident safety along the A6116. Mr Bolton also raised concerns with regards to localised flooding that may be associated with local warehouse development. Philip Jones attended the committee and addressed the committee as the applicant for the proposed development stating that Highways and ecological factors had been considered as part of the planning process and that all requirements would be met. Mr Jones also stated to the committee that the drainage scheme had been approved in detail and allowed for greater control to prevent excess water entering the Harpers Brook. It was also confirmed to members that access and highways were being dealt with within a separate reserved matters application.		Members received a report about a proposal for which reserved matter approval was being sought for access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping. Members sought clarity regarding other reserved matters applications in relation to the Highways officer comments contained within the reports. It was heard that the highway comments relating to access were to be addressed in a separate reserved matters application not yet before committee. A Transport Assessment was to be included and would inform layout of roundabout and relevant junctions but not considered relevant to the internal layout. Members raised questions regarding the aesthetic green belt that would surround the proposed development. It was confirmed that a measure of set back and natural screening would ensure that the proposed development would not have an adverse effect on the surrounding area. Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation. Following debate it was proposed by Councillor Bell and seconded by Councillor Dalziel that the application be approved in line with the officers recommendation. It was agreed that the application be **APPROVED** subject to the following conditions:

1. 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:
   - Location Plan, Dwg. No.- 4345-035 Rev.P2
   - Topographical Survey, Dwg. No.- 24561_T_Phase_2 Rev.0
   - Primary Sub-Station & Foul Pump Station, Dwg. No.- 4345-028 Rev.P8
   - Indicative Primary Sub-Station
   - Site Preparation Plateaus- Layout and Levels - Option 2, Dwg. No.- 127144/0252 Rev.G
   - Site Preparation Plateaus- Earthworks Isopachyte- Option 2, Dwg. No.- 127144/0253 Rev.E
   - Constraints Plan, Dwg. No.- 127144/0254 Rev.B
   - Advanced Works- Drainage Strategy, Dwg. No.- 127144/0255 Rev.F
   - Sub-Station & Pump Station Compounds Access Road G.A, Dwg. No.- 127144/0260 Rev.A
   - Site Sections (Sheet 1), Dwg. No.- 127144/0261 Rev.B
   - Site Sections (Sheet 2), Dwg. No.- 127144/0262 Rev.B
   - Railway Cutting Sections & Details (Sheet 1), Dwg. No.- 127144/0263
   - Railway Cutting Sections & Details (Sheet 2), Dwg. No.- 127144/0264
   - Planting Matrix & Schedules, BMD.18.023.SP.P003 Rev.B
   - Overall General Arrangement, BMD.18.023.DR.P100 Rev.C
   - General Arrangement 1 of 9, BMD.18.023.DR.P101 Rev.C
   - General Arrangement 2 of 9, BMD.18.023.DR.P102 Rev.C
   - General Arrangement 3 of 9, BMD.18.023.DR.P103 Rev.B
   - General Arrangement 4 of 9, BMD.18.023.DR.P104 Rev.B
   - General Arrangement 5 of 9, BMD.18.023.DR.P105 Rev.B
   - General Arrangement 6 of 9, BMD.18.023.DR.P106 Rev.C
   - General Arrangement 7 of 9, BMD.18.023.DR.P107 Rev.B
   - General Arrangement 8 of 9, BMD.18.023.DR.P108 Rev.B
   - General Arrangement 9 of 9, BMD.18.023.DR.P109 Rev.B
   - Planting Plan 1 of 5 BMD.18.023.DR.P301 Rev.C
   - Planting Plan 2 of 5 BMD.18.023.DR.P302 Rev.C
   - Planting Plan 3 of 5 BMD.18.023.DR.P303 Rev.B
   - Planting Plan 4 of 5 BMD.18.023.DR.P304 Rev.B
   - Planting Plan 5 of 5 BMD.18.023.DR.P305 Rev.B
   - Sections 1 of 3 BMD.18.023.DR.P401 Rev.A
   - Sections 2 of 3 BMD.18.023.DR.P402 Rev.A
   - Sections 3 of 3 BMD.18.023.DR.P403 Rev.A
   - Tree Pit Details 1 of BMD.18.023.DR.P601 Rev.A
   - Tree Pit Details 2 of 4 BMD.18.023.DR.P602 Rev.A
   - Tree Pit Details 3 of 4 BMD.18.023.DR.P603 Rev.A
   - Tree Pit Details 4 of 4 BMD.18.023.DR.P604 Rev.A
   - Soft Landscape Details BMD.18.023.DR.P605 Rev.A
   - Landscape Design Statement BMD.18.023.SP.P002 Rev.A
   - Indicative Site External Lighting Layout 18-096-EX-001 Rev.T4
   - External Artificial Lighting Assessment Report 18-096 Revision P2.

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

(Voting: For: 10; Against 1)

The application was therefore
APPROVED

21.SPC.04 **DELEGATED OFFICERS REPORT**

None

21.SPC.05 **EXEMPT ITEMS**

None

**(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 7.00 pm and ended at 8.50pm)

Signed……

Chair