

Planning Committee (South)

Minutes of the meeting held at 7pm on Wednesday 22nd November, 2023 at the Council Chamber, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

Present: -

Members

Councillor Jennie Bone (Chair)

Councillor Melanie Coleman

Councillor Scott Brown

Councillor Philip Irwin

Councillor Bert Jackson

Councillor Jon Ekins (sub)

Councillor Lee Wilkes (Vice-Chair)

Councillor Barbara Jenney

Councillor Andy Mercer

Councillor Gill Mercer

Councillor Malcolm Ward

Councillor Dorothy Perkins (sub)

Officers

Paul Bland, Planning Consultant,

Troy Healy, Principal Planning Manager,

Nigel Bell, Planning Solicitor,

Carol Mundy, Senior Democratic Services Officer (Committees/Members)

Emma Robinson, Democratic Services Assistant

The Chair welcomed members and the viewing public to the meeting.

34 Apologies for non-attendance

Apologies for non-attendance were received from Councillor L Lawman and Councillor S North. Councillor K Harrison did not attend.

It was noted that Councillors Ekins and Maxwell were present as substitutes for Councillors Lawman and North.

35 Minutes of the meeting held on 18 October 2023

RESOLVED that the minutes of the meeting held on 18 October 2023 be approved as a correct record with the addition to the resolution of the wording to read 'Police, Fire, Crime Commissioner', which was agreed.

36 Members' Declarations of Interests

The chair invited those who wished to do so, to declare any interests in respect of an item on the agenda. No declarations were made.

Informal site visits had been undertaken by Councillors Irwin and Jackson. It was also noted that ward councillors had previously visited the site on many occasions.

37 Application Number NE/22/00234/FUL - Chelveston Energy Innovation Park

The committee considered an application for planning permission, for the replacement and improvements to existing site access with a new site access road and gatehouse at the Chelveston Energy Innovation Park.

Planning Consultant, Paul Bland presented the report to committee, which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

He also referenced the proposed conditions within the report and in liaison with Environmental Protection suggested an additional condition for the consideration of the committee as follows:

Additional Condition – Noise Monitoring and Mitigation

Prior to the development hereby approved being brought into use, a noise monitoring and mitigation scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall identify a methodology for the monitoring of noise impacts from the access road as measured from the first-floor level of the residential properties at The Crescent, Chelveston Rise, which face the development or with reference to an agreed surrogate monitoring location that by calculation or modelling predicts/reflects noise levels at first floor level. Should monitored noise levels exceed acceptable levels agreed by the local planning authority within the first-floor accommodation of the identified properties a scheme of mitigation shall be submitted for approval by the local planning authority. The scheme shall identify a suitable time period for the implementation of any identified mitigation measures and shall be implemented in accordance with the approved details and any physical measures shall be retained in the agreed manner in perpetuity.

Reason: In the interests of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

Three requests had been received to address the committee, which the chair had agreed to.

Mr Collick and Mr Cuthbert spoke in relation to their concerns and objections over the proposed access raising concerns over the additional traffic, potential congestion and 'backing up' to the A45 junction and impact the access road would have in relation to noise and light invasion to nearby residential properties.

Mr Taylor of Federal Estates Ltd, the applicant, spoke in favour of the application and addressed the concerns raised and the mitigation that would be put in place to help with the concerns previously raised.

The chair thanked the speakers and invited members to ask any questions for the purpose of clarity.

Members asked about the aesthetics and the screening proposed, and how the lorries would physically access the site to avoid 'backing up' affecting access to the village and how this would be prevented.

These were responded to with an explanation of how the site gatehouse would be located some distance into the access road and that there would be enough room for several vehicles to enter and avoid blocking the road into the village. Appropriate trees would be planted to screen the site, and this would also help with any light emanating from the site.

The chair invited the committee to determine the application.

During the debate, the following points were made:

- There was some concern over the width of the road;
- The volume of traffic and effects of air quality;
- Noise management during unsociable hours;
- Backing up of lorries on the A45;
- Future screening of the site;
- The bend of the existing road and safety of lorries turning into the access road;
- Control of traffic entering the site;
- Loss of amenity;
- Operating hours;
- Height of the bund;
- Residents quality of life and ensuing impact;
- Potential of reducing operating hours, so there would be no impact between 23.00hrs and 7am;
- Was there a need for businesses to operate 24 hours per day and could this be reduced;
- What is acceptable noise and how would it be monitored.

Officers responded to some of the points raised and referenced the additional proposed condition in relation to noise mitigation.

It was proposed by Councillor Ekins and seconded by Councillor Wilkes that planning permission be granted subject to the conditions in the report and the additional condition as detailed above.

On being put to the vote the motion was declared carried with 10 votes in favour and one vote against.

Resolved that planning permission be granted, subject to the conditions contained in the report and the additional condition as detailed above.

38 Exempt Items

There were no exempt items.

39 Close of Meeting

The chair thanked everyone for attending and closed the meeting at 8.25pm.