

North Northamptonshire Area Planning Committee (Wellingborough)

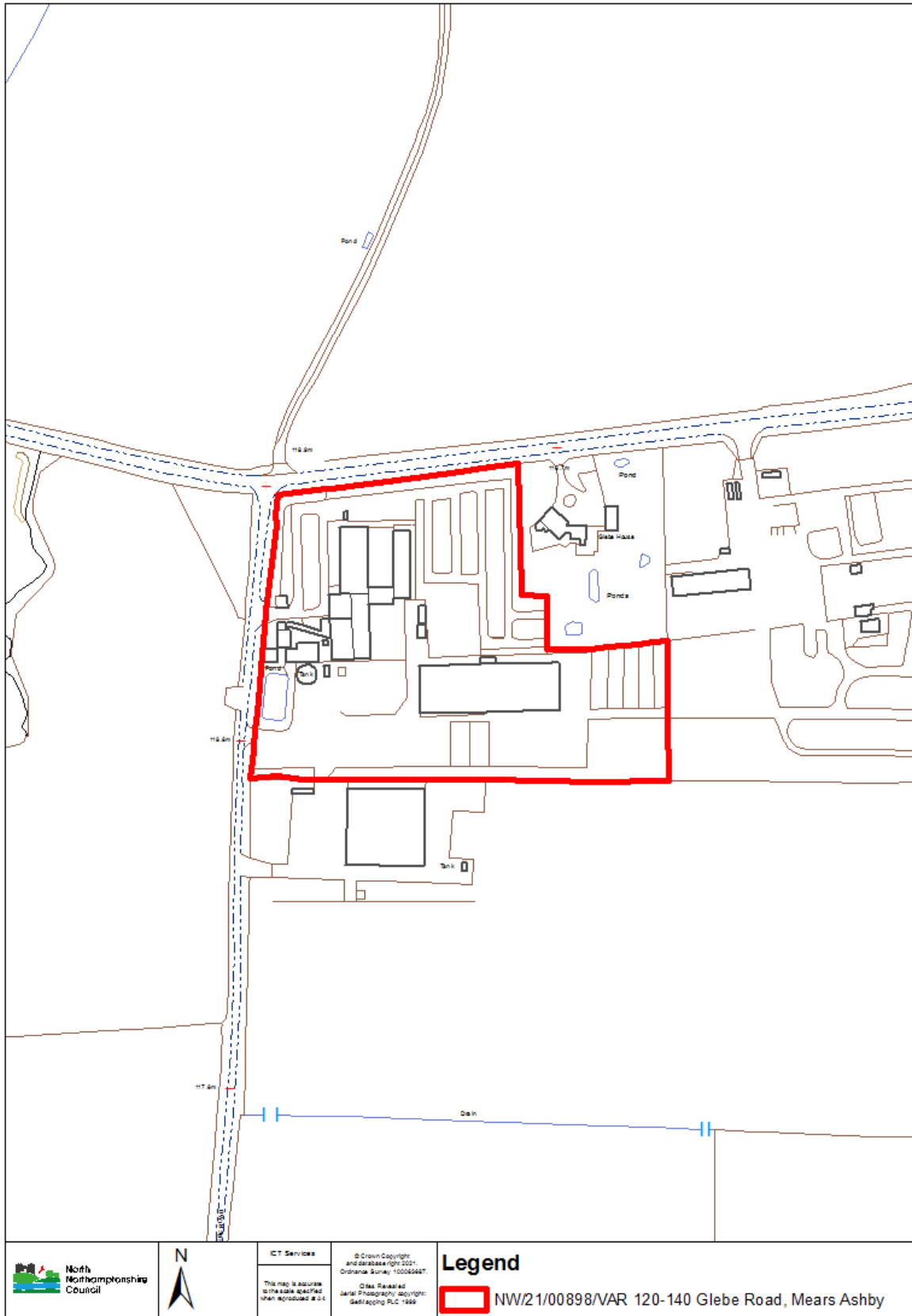
15 December 2021

Application Reference	NW/21/00898/VAR	
Case Officer	Mr Graham Northern	
Location	120 - 140 Glebe Road Mears Ashby Northampton Northamptonshire NN6 0DL	
Development	Application for the removal of condition 17 (the 2,485 square metre event building (Building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods) under planning permission reference WP/20/00272/FUL. To allow garden furniture/outdoor living goods sales in approved Building C	
Applicant	Beckworth Limited	
Agent	James Hollyman	
Ward	Earls Barton Ward	
Overall Expiry Date	12 January 2022	
Agreed Extension of Time		
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because it results in retail development outside of a shopping centre and therefore is a departure from planning policy which the case officer is recommending approval (as per part v on page 244 of the constitution).

NW/21/00898/VAR




North Northamptonshire Council



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Legend

 NW/21/00898/VAR 120-140 Glebe Road, Mears Ashby

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report and the relevant condition be amended and worded as set out below:
- 1.2 Condition 17 of planning permission reference WP/20/00272/FUL amended to:

The 2,485 square metre of building (building C) shall not be used for any use other than for A1 retail solely for garden furniture/ garden leisure goods , as specified in the list of goods provided unless otherwise agreed in writing with the Local Planning Authority, and D2 leisure purposes which shall include ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for any other form of retail sales such as food. The permitted uses include any warehousing provision accommodated in association with the acceptable uses.

Reason: To maintain planning control over the development in order to prevent unauthorised non garden related retail sales in the open countryside.

2. The Application Proposal and Background

2.1 Planning Permission is sought to remove/ vary condition 17 of planning permission reference WP/20/00272/FUL granted on the 3 August 2020, which states,

The 2,485 square metre event building (building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods.

Reason: To maintain planning control over the development in order to prevent unauthorised retail sales in the open countryside.

2.2 All other elements of that permission remain the same and no other changes are sought. This application is supported by a retail statement which considers the impacts of an increase in retail sales specific to garden leisure furniture related items.

2.3 The statement states,

The owners of Beckworth Emporium have reviewed their Business Plan in the light of their experience over the past 18 months. As a result of the review they do not propose to hold events in Building C except for the Ice Skating which will take place for 10 weeks of the year between November and January. There has been a significant change in customer wants which has seen a move away from the large gatherings indoors in confined spaces and at the same time a considerable increase in demand for garden leisure products. The latter covers such goods as garden and patio furniture, BBQ's, garden lighting, parasols, play equipment, garden games/sports etc.

Background

2.4 The applicant and their business partner purchased the old derelict nursery site known as Gagginis Plant Centre in 2008. Beckworth Emporium opened in April 2009. The owners' vision has been to offer a unique and distinctive food led destination that attracts both regular local custom as well as visitors to the area. Beckworth Emporium is also a key outlet for local producers to sell their goods. The business usually employs 132 mainly local people.

2.5 Following a 2-year business appraisal the Directors of Beckworth Emporium have set down their Business Plan for the next 5 years (from 2020 to 2024) which resulted in planning permission being granted in 2020 under reference WP/20/00272/FUL for demolition of 3,970 square metres of existing buildings, erection of 4,200 square metres new buildings to replace existing facilities on site which include kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, totalling 1311 square metres plus a 344 square metres extension to the existing restaurant seating area and a 2,485 square metres event building with 12 square metres canopy, relocation of biomass boilers 48 square metres, extension of open sales area and car park, erection of water storage tank(s). (No additional retail floor space).

2.6 The phase 1 works which included a replacement kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, an extension to the existing restaurant seating area the relocation of biomass boilers 48sqm and extension of open sales area have been completed.

3. Site Description and Surroundings

3.1 Beckworth Emporium is located on the corner of Sywell Road and Glebe Road approximately 2.5 kilometres to the west of Wellingborough. The site occupies approximately 2.9 hectares of land containing large structures used for retailing and associated storage together with and large areas of hard standing used for display and sale of plants and associated facilities such car parking.

3.2 The site has two vehicular accesses on the eastern side of Glebe Road, the most northern serving a customer car park and the southern serving a delivery yard.

3.3 To the north, south and west is open countryside which is extensively farmed for arable purposes. To the south of the site is a large agricultural building used for the storage of grain. To the east of the site lies Glebe House which is accessed off Sywell Road and consists of a detached two storey residential dwelling house (C3 use) set in substantial landscaped grounds and Harper Services Directional Drilling an underground drilling/drainage business. Harper Services Directional Drilling is also directly accessed off Sywell Road. The curtilages of both these sites abut the eastern boundary.

4. Relevant Planning History

WP/15/00032/FUL	Approved	19.03.2015
WP/15/00548/FUL	Installation of 3 containerised biomass boilers Approved with conditions	13.10.2015
WP/20/00272/FUL	Change of use to agricultural land to car parking to increase capacity to 97 spaces Approved with conditions	13.08.2020
WP/20/00568/CND	Demolition of 3,970m ² of existing buildings, erection of 4,200m ² new buildings to replace existing facilities on site which include kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, totalling 1311sqm plus a 344sqm extension to the existing restaurant seating area and a 2,485sqm event building with 12sqm canopy, relocation of biomass boilers 48sqm, extension of open sales area and car park, erection of water storage tank(s). (No additional retail floor space). Part discharged	13.10.2020
WP/20/00607/CND	Details submitted pursuant to Condition 4 (Construction and Environmental Management Plan) and Condition 7 (Construction Method Statement) of planning permission reference WP/20/00272/FUL Part discharged	07.04.2021
WP/20/00855/FUL	Details submitted pursuant to Conditions 12 (details of the discharge of surface water) and 13 (a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site for each phase) of planning permission reference WP/20/00272/FUL Approved with conditions	25.02.2021
NW/21/00443/CND	Installation of AD renewable energy technology contained within 2no. standard shipping containers Part discharged	05.11.2021
NW/21/00444/AMD	Approval of details reserved by conditions 11 (details of fire hydrant); 16 (details of external lighting) and condition 19 (details of extraction of odour and fumes) of planning permission reference WP/20/00272/FUL. Approved with conditions	28.05.2021
	Non-material amendment to planning permission reference WP/20/00272/FUL canopy roof amendment, the relocation of existing Biomass boiler and plant room, 8 external condensers and external grills	

WP/2010/0498	Agreed Details submitted to discharge condition 3 of planning permission WP/2009/0367/FM - Widening of Glebe Road along Beckworth Emporium property as shown on plan no. 4383 SK02B	16.04.2012
WP/2012/0139	Refused Outline planning permission sought for residential development comprising 4 detached dwellings with access to be considered at this stage and all other matters reserved for future consideration.	04.07.2012
WP/2009/0367	Approved with conditions Erection of glasshouse on back of site on the nursery growing area (2048m ²) in place of 478m ² of poly tunnels. Replace a polythene tunnel in the retail sales area for a glasshouse. Change of Use from nursery production land to car park providing 65 additional spaces from present 96 spaces to a total of 161	21.01.2010
WP/2008/0488	Approved with conditions Extend and refurbish existing car park area. New building for ancillary café. New glasshouse for growing and retailing plants. New goods in entrance for nursery deliveries	18.11.2008

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Mears Ashby Parish Council - the Parish Council is concerned that it would seem the applicant is already operating retail sales from the building, contrary to condition 17, being to prevent retail sales in the open countryside. The council does not consider that the reasons expressed by the applicant for its removal are justified or valid and therefore objects to this application. The council would seek that the planning authority refuse the application and that the applicant complies with condition 17 which was considered by the planning authority as necessary and appropriate when the originating application was first approved.

5.2 Neighbours/Responses to publicity – no comments received.

5.3 Local highway Authority (LHA) – no objections raised to the application on highway safety or capacity grounds

5.4 Anglian Water – this application is not drainage related therefore this is outside of our jurisdiction to comment.

5.5 Senior Planning Policy Officer - the National Planning Policy Framework (NPPF), Planning Policy Guidance (PPG) and policy 12 of the JCS seek to retain the

vitality and vibrancy of town centres by seeking to apply a sequential and impact test to proposals for main town centre uses that are situated outside the town centre.

5.6 Paragraph 87 of the NPPF states that sequential tests should be applied to proposals for main town centre uses which are not in a town centre nor in accordance with an up to date local plan, this is supported by policy R1 of the PBW. In accordance with this a sequential test should be completed and assessed as part of this application.

5.7 Paragraph 90 of the NPPF states that an impact test should be required if the development is over a locally set floorspace threshold. Policy R3 of the PBW requires applications for retail, leisure and office developments outside of a defined centre to require an impact assessment if it is over the following floorspace sizes; Wellingborough Town Centre- 1000 square metres and for Local Centres - 200 square metres.

5.8 The increase in retail floorspace would therefore be of a scale where an impact test in relation to the town centre would be required. It is noted that a brief assessment of the retail impacts of the scheme has been included within the supporting documents to this application. This should be assessed as to whether it fulfils the requirements of an impact test as set out in the PPG^[1] and whether it demonstrates sufficiently that no significantly adverse impacts on the town centre would result from the proposal.

5.9 The NPPF explains that if an application fails to satisfy the sequential test or is likely to have a significant adverse impact it should be refused.

5.10 If the assessment is satisfactory, the proposal should be conditioned to ensure that any consent only relates to garden furniture/outdoor living goods sales and does not enable the wider range of retail sales.

5.11 **Environmental Prevention Officer** – no objections or comments on this application, relating to land contamination.

5.12 **Crime prevention design advisor**– no objections or comment to the application in its current form.

5.13 **Natural England** - currently has no comment to make on the removal of condition 17.

5.14 **Environment Agency** - did not recommend the conditions referred to on application NW/21/00898/VAR and therefore have no comment to make on this application.

^[1] <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#assessing-proposals-for-out-of-centre-development>

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 7 (community services and facilities)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 10 (provision of infrastructure)
- 11 (network of urban and rural areas)
- 13 (rural exceptions)
- 22 (delivering economic prosperity)
- 23 (distribution of new jobs)
- 25 (rural economic development and diversification)

6.4 Plan for the Borough of Wellingborough - Part 2 of the local plan (PBW)

Policies

SS1 (villages)

E 3 (employment outside established employment estates)

R1 (retail hierarchy)

R3 (local impact threshold)

6.5 Supplementary planning documents/guidance:

Sustainable Design

Biodiversity

Trees on Development Sites

Planning Out Crime in Northamptonshire

Parking

Air Quality

7. Evaluation

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the*

Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 The NPPF, PPG and policy 12 (a) of the JCS seek to retain the vitality and vibrancy of town centres by seeking to apply a retail sequential and impact test to proposals for main town centre uses that are situated outside the town centre.

7.4 There is also a clear desire under policy 22 (b) of the JCS, and policy E3 of the PBW that existing employment sites should be supported and protected.

7.5 Policy 25 (2) of the JCS supports opportunities for the development and diversification of the rural economy where they are of an appropriate scale for their location and where they respect the environmental quality and character of the rural area. This specifically includes support for developing and diversifying opportunities for local produce and commercial opportunities for food, craft and ecotourism, and the expansion of tourist and visitor facilities.

7.6 Paragraph 87 of the NPPF states that sequential tests should be applied to proposals for main town centre uses which are not in a town centre nor in accordance with an up to date local plan, this is supported by Policy R1 of the PBW.

7.7 Paragraph 90 of the NPPF states that an impact test should be required if the development is over a locally set floorspace threshold. Policy R3 of the PBW requires applications for retail, leisure and office developments outside of a defined centre to require an impact assessment if it is over the following floorspace sizes; Wellingborough Town Centre- 1000 square metres and for Local Centres- 200 square metres.

7.8 The proposed development does not increase the level of main town centre use as this was already granted under the previous planning permission reference WP/20/00272/FUL for leisure purposes (D2 Use). This application does however seek to modify that permission to allow an element of retail use (a different form of Town Centre use) instead of the leisure use for the majority of the year with leisure in the form of ice skating still occurring for 10 weeks between November and February.

7.9 The increase in retail use would therefore be of a scale where an impact test in relation to the town centre would be required. It is noted that a brief assessment of the retail impacts of the scheme has been included within the supporting documents to this application. This should be assessed as to whether it fulfils the requirements of an impact test as set out in the PPG and whether it demonstrates sufficiently that no significantly adverse impacts on the town centre would result from the proposal.

7.10 The applicant's agent has provided a sequential site assessment which concluded that,

“Whilst there are currently 10 vacant units advertised in the town centre none have the required floorspace. The closest unit is in Swansgate Centre in Spring Lane which is advertised at 5,912 ft² (549m²). This does not have an adjacent warehouse

facility to meet the requirements for storing garden furniture and operating a click and collect facility.”

7.11 It is considered that there are no suitably available town centre sites that could facilitate the proposals and as such the proposals pass the sequential test.

Retail Impact

7.12 The proposed retail area (which will operate from February to September each year) has budgeted net sales of £800,000 p.a. This represents an increase of approximately £350,000 over current sales. A proportion of this increase in sales will be via online purchases with home delivery, some will be ‘click and collect’ purchases and some will be customers coming to the showroom.

7.13 The retail impact concludes that,

“If Beckworth Emporium diverted 5% of sales to garden leisure products from high street shops and retail parks within their catchment area this would amount to only some £4,900 per annum. which would have no effect upon the vitality and viability of town centres.”

7.14 The local planning authority considers that the impact of the proposals will not result in any significant detrimental impact to retail centres. The local planning authority also considers that restricting the retail element to specified garden leisure products is both what would be expected from a garden centre and prevents any retail that would have the potential to be more harmful to other outlets and centres.

Other Matters

7.15 The business employs over a 100 people at present and the additional sales envisaged to result from these proposals would assist in supporting a significant part of the local economy, making a positive contribution to sustaining local rural economic conditions.

7.16 Following the receipt of a satisfactory retail sequential and impact site assessment, the principle of the change of use from leisure to garden leisure product retail only is considered to be acceptable and would comply with policies 7 (a), 11 (2) (d), 12 (g), 22 (b), 23 (a) and 25 (2) of the JCS and policies E3, R1 and R3 of PBW.

Highway Safety - Parking

7.17 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.18 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.19 Given the proposals seek to vary the use, the only other consideration relates to parking provision. The North Northamptonshire Parking Standards 2016 required D2 Leisure uses to have provision of one space per 22 square metres of floor space. For A1 retail, other than food, the standards require 1 space per 25 square metres. As such the required parking provision for retail, other than food, are less than for other leisure uses.

7.20 It should also be noted the facility proposed comprises 720 square metres of warehousing and 875 square metres of display. As such the parking requirements could also be considered as falling within the B8 with retail category which only requires one space per 120 square metres of floorspace.

7.21 The proposals as such will result in less requirement for parking provision, however the parking will remain in situ due to the need for it when the ice rink is operational. It is therefore concluded that the proposals are acceptable in terms of parking provision and comply with policy 8 (b) (i) of the JCS.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to the

9.2 Use of the building for retail restricted to garden leisure products only, it has been demonstrated through the local impact test and sequential test that there are no other sites currently available that would be suitable for the proposed development.

9.3 The proposals make use of existing approved floorspace and provide additional income for a significant existing rural enterprise which employs over a hundred employees and makes a positive contribution to the economy.

9.4 As demonstrated above the proposals for retail as described require a lower parking provision than for another leisure use and as such it is considered would not have a harmful effect on highway safety or capacity.

9.5 In the absence of any material considerations of sufficient weight, it is recommended that the condition be varied to include the retail sale of garden furniture and garden leisure goods.

10. RECOMMENDATION

Approve amended wording of condition as per condition 8 below.

11. Conditions

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - MSC1921-02 D (site plan as proposed) received 9 June 2020;
 - MSC1921-04 B (site plan as proposed - phasing) received 13 July 2020;
 - BW2019-12 Rev C (proposed ground floor plan - buildings A & B) received 14 May 2020;
 - BW2019-13 REV E (proposed ground floor plan - building C & canopy D) received 13 October 2021;
 - BW2019-14 Rev C (proposed roof plan - building A & B) received 14 May 2020;
 - BW2019-15 Rev C (proposed roof plan - building C & canopy D) received 14 May 2020;

BW2019-17 Rev D (proposed elevations - buildings A & B & Canopy E) received 14 May 2020;
BW2019-19 Rev D (proposed elevations - building C & canopy D) received 14 May 2020;
BW2019-23 Rev B (site location plan) received 14 May 2020;
BW2019-24 Rev A (canopy E proposed ground floor plan & roof plan) received 14 May 2020;
MSC1921-03 (structures 28 and 31 to be relocated) received 14 May 2020;
Building A materials and colour palette received 23 June 2020;
Building B materials and colour palette received 23 June 2020;
Building C materials and colour palette received 23 June 2020;
BE-LE-GEN-XX-DR-CE-500 Rev A (SWS drainage strategy layout) received 1 July 2020;
Malcolm Scott Consultant Limited Green Travel Plan contained within the Transport Statement dated March 2020 received 14 May 2020;
MicroDrainage File Beckworth Emporium SWS Building dated 17 June 2020 (10 pages) received 1 July 2020;
MicroDrainage File Beckworth Emporium SWS dated 1 July 2020 (8 pages) received 1 July 2020;
Letter from Simon Jones - Parry dated 30 June 2020 entitled 'addressing comments of the local lead flood authority 28 May 2020' received 1 July 2020;
Letter from Chris Primett dated 6 July 2020 entitled 'proposed planning condition controlling the proposed surface water drainage received 6 July 2020';
MSC1921-04 Rev A (proposed phasing plan) dated 6 July 2020 received 6 July 2020;
H00202/1 (layout and landscape proposals) received 13 July 2020;
Wardale Covered Cycle Shelter specification sheet (2 pages) colour galvanised and Sheffield cycle stands colour galvanised received 20 July 2020.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. The materials used in the hereby approved development shall accord with the agreed materials samples and the details shown on the drawings entitled 'building A materials and colour palette', 'building B materials and colour palette' and 'building C materials and colour palette' received on 23 June 2020 unless alternative material samples are submitted to and agreed in writing with the local planning authority.

Reason: To ensure that the new development does not detract from the character and appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

3. The hereby approved Wardale Covered Cycle Shelter with 8 Sheffield cycle stands for customers shall be installed prior to the first use of building C in phase two unless alternative details are submitted to and approved in writing by the local planning authority. The covered cycle shelters and cycle stands shall be regularly maintained and retained in perpetuity.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policies 8 (b) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy.

4. The approved Malcolm Scott Consultant Limited Green Travel Plan contained within the Transport Statement dated March 2020 shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the local planning authority. The approved Travel Plan shall be monitored annually and reviewed in accordance with the agreed Travel Plan targets.

Reason: To encourage users of the site to travel in alternative means to the car and accord with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

5. Building C hereby permitted shall not be occupied until the external car/vehicle parking areas shown on drawing number MSC1921-02D (site plan as proposed) received 9 June 2020 has been constructed, surfaced and permanently marked out. The external car parking areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. All hard and soft landscape works shown on drawing number H200202/1 Rev C (layout and landscape proposals) received 13 July 2020 shall be carried out in the first planting season following the completion of the works in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

7. No open-air events or live music events shall be held on the site.

Reason: To prevent unacceptable noise and light pollution in the open countryside in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

8. The 2,485 square metre of building (building C) shall not be used other than for:
- a) retail solely for garden furniture/ garden leisure goods, as specified in the list of goods set out below:
Garden furniture and benches;
Gazebos and parasols;
Barbeques, fire pits, patio gas and outdoor cookers;
Pans and cooking utensils designed for use on a barbeque or other outdoor cooker;
Drinks coolers;
Wood and charcoal;
Outdoor heating equipment - patio gas.
unless otherwise agreed in writing with the Local Planning Authority,
 - b) D2 leisure purposes which shall include ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for any other form of retail sales such as food, and
 - c) any warehousing provision accommodated in association with the uses set out in a) and b).

Reason: To maintain planning control over the development in order to prevent unauthorised non-garden related retail sales in the open countryside in accordance with policy 12 (a) of the North Northamptonshire Joint Core Strategy.

9. No development shall take place including any works of demolition in phase 2 until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP for phase 2 shall include site procedures to be adopted during the course of construction including:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
 - Arrangements for liaison with the Councils Environmental Protection Team.
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with 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.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites, shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - BCW encourages all contractors to be 'Considerate Contractors' when working in the borough by being aware of the needs of neighbours and the environment.
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- The approved construction environmental management plan for phase 2 shall be adhered to throughout the construction process.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. Prior to the construction of the development above slab level each phase details of charging points for electric vehicles to be installed in the parking area for staff and visitors for each phase shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first use of the buildings in that phase.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards (2016).

11. Prior to the commencement of the construction of works in phase 2 a detailed external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first use of the external lighting in that phase and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

12. Prior to the first operation of building C in phase 2 a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of building C. The extraction and treatment equipment in building C shall be maintained and operated in compliance with the approved scheme. After installation of the approved plant in building C no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

13. No development in phase 2 shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - access arrangements and arrangements for the parking of vehicles of site operatives and visitors
 - full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers
 - the days of the week and hours of the day for the site to operate

- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities and arrangements
- arrangements for dust management including sheeting of vehicles

Reason: In the interest of highway safety in accordance with policy 8 (e) (ii) of the Joint Core Strategy.

14. In the event that any unexpected contamination is found within any phase when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment shall be 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 within that phase. Only once written approval from the local planning authority has been given shall development works in that phase recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

15. No development in respect of phase 2 as set out on the hereby approved proposed phasing plan shown on drawing number MSC1921-04 Rev B dated 13 July 2020 shall commence on site until a scheme for the discharge of surface water from the site incorporating sustainable drainage details, with a discharge limited to 8 litres/second for that phase, has been submitted to, and approved in writing by, the local planning authority. The said scheme shall contain full details of how its implementation is to be phased alongside development to ensure the flow rate from the site will not be exceeded at any time (especially during construction). The scheme shall subsequently be implemented in accordance with the approved details before the development in that phase is completed. The details of the scheme shall include,
- i) Details (ie designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
 - ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations which demonstrate no surcharging for the 1 in 1 year storm, no flooding for the 1 in 30 year storm and any flooding for the 1 in 100 year plus climate change storm event is within areas safe to flood.
 - iii) Manufactures hydraulic curves for flow control and cross sections of flow control chambers.
 - iv) Infiltration test results to BRE 365 Infiltration testing.

Reason: To reduce the risk of flooding both on and off site in accordance policy 5 of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

16. No occupation of any phase shall take place until a 'verification report' for the installed surface water drainage system for the phase has been submitted in

writing by a suitably qualified independent 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) 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.

Reason: To ensure the installed surface water drainage system is satisfactory and in accordance with the approved reports for the development site.

17. No above ground work shall take place on phase 2 until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the local planning authority and the maintenance plan for both phases 1 and 2 shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (eg open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To reduce the risk of flooding both on and off site in accordance policy 5 of the North Northamptonshire Joint Core Strategy and advice contained with the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and

duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. The existing vehicular crossing must be suitably modified to suit the internal alterations and all highway surfaces affected by the proposals reinstated in accordance with the specification of the local highway authority and subject to a suitable licence/agreement under the Highways Act 1980.
4. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the local highway authority or Statutory Undertaker and carried out at the cost of the applicant.
5. All external openings, doorsets/windows including emergency escape doors, should have a minimum certified security rating LPS 1175:SR2 or equivalent.
6. All glazing including safety glazing should have at least one pane of laminated safety glass to a minimum security standard of BS EN356:2000 Class P2A.