

## Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Thursday 13th January, 2022 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

### Present:-

#### Members

Councillor Steven North (Chair)  
Councillor Mark Dearing  
Councillor Tim Allebone  
Councillor Kevin Thurland  
Councillor Ross Armour  
Councillor Alison Dalziel  
Councillor Paul Marks

Councillor Paul Bell  
Councillor Roger Powell  
Councillor Simon Rielly  
Councillor Joseph John Smyth  
Councillor Mike Tebbutt  
Councillor Malcolm Waters

#### Officers

Amie Baxter  
Carolyn Tait  
Jasbir Sandhu  
Emma Granger  
Callum Galluzzo

Development Services  
Development Services  
Development Services  
Legal Representative  
Democratic Services

### 31 Apologies for absence

None

### 32 Members' Declarations of Interests

None

### 33 Minutes of the meeting held on 1st November 2021

#### **RESOLVED**

that the minutes of the meetings of the Planning Committee held on 1<sup>st</sup> November 2021 be approved as a correct record subject to minor amendments.

### **Applications for planning permission, listed building consent and appeal information**

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. One speaker 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:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and landscaping at Land North Of Old Head Wood, Grafton Road, Brigstock, Northamptonshire for Dan Ferrier - Scottish Power Renewables</p> <p>Application No: 20/00207/FUL</p> <p><u>Speaker:</u></p> <p>Dan Ferrier attended the meeting and addressed the committee as the applicant for the proposed development. The applicant stated that the application included several mitigation schemes in order to minimise disruption to surrounding residents and also to minimise the visual impact of the development. It was also stated the if approved the proposed development would generate power for 17,000 homes.</p> <p>Following the speakers comments, members asked several questions of clarification to the applicant</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change the use of the site from agricultural land to a solar farm and for the construction of ground mounted solar photovoltaic ('PV') arrays to create the solar farm. It was heard that associated infrastructure was also proposed, including housing for inverters, a substation compound as well as fencing, security cameras, cabling and access tracks. The anticipated operational life of the proposal is up to 35 years.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional condition was to be included along with several amendments in order to provide reassurance that the access point can be managed in a safe manner, the applicant suggested that an additional condition was used which requires the submission of a Construction Traffic Management Plan (CTMP).</p> <p>Members initially raised reservations due to the movement of HGV and construction traffic during the six month construction period that would have a detrimental impact on neighbouring properties.</p> <p>Members heard that a number of mitigation schemes were included In order to minimise the impact on residents and to maximise safety associated with site access and HGV traffic movements.</p> <p>Members also recommended that wording be changed within a condition to ensure that the applicant make remedial works to any damage caused by the proposed application.</p> <p>Following debate, it was proposed by Councillor North and seconded by</p>

	<p>Councillor Bell that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>
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- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 2 Notwithstanding the submitted details, and prior to the first use of the development hereby approved, a scheme setting out the applicant's proposals for soft landscaping (in addition to the Landscaping Scheme already submitted) and its proposed species mix, implementation schedule and future management shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed list of proposed species and their sizes and positions. The approved landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the first operation of the site for electricity generation. Any trees or plants which within a period of 35 years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
- 3 No development shall commence until a construction and decommissioning management plan has been submitted (by the applicant) to and approved in writing by the Local Planning Authority, for the protection of the archaeological exclusion area referred to as Zone 3. This management plan will detail appropriate temporary fencing to be erected around the exclusion area before construction begins, and before decommissioning at the end of the life of the facility. The development shall thereafter be carried out in accordance with the approved details.
- 4 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment. Brigstock Solar Farm dated November 2019 prepared by Arcus Consultancy Services, 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; and
  - c) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site
- 5 The development hereby permitted shall be removed from the site and the site returned to its former condition and use as agricultural land within 35 years and 6 months from the first exportation of energy from the development, or 6 months following the cessation of any power generation as a result of decommissioning, whichever is the sooner.
- 6 No development shall commence until details of ambient noise levels, a noise monitoring programme and noise attenuation measures for the construction

phase have been submitted to and approved in writing by the local planning authority. Such measures and monitoring shall operate throughout the construction phase in accordance with the approved details (or any further approved amendments).

- 7 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Public Holidays or Bank Holidays.
- 8 Prior to the first use of the development hereby permitted, the applicant shall have implemented in full a scheme of security and crime prevention measures which has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be retained in the agreed manner and maintained in good working order in perpetuity.
- 9 Notwithstanding the submitted details, the solar panels hereby approved shall be fitted with a non-reflective / anti-glare surface at the point of installation and retained in this manner in perpetuity.
- 10 All works shall be carried out in accordance with the details contained in 'Brigstock Solar Farm Reptile Method Statement, Scottish Power Renewables' by Arcus Consultancy Services and dated February 2020 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
- 11 An Ecological Mitigation and Enhancement Plan (EMEP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the EMEP shall include the following:
  - a) 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).
  - b) The location and timing of sensitive works to avoid harm to biodiversity features.
  - c) Description and evaluation of features to be managed.
  - d) Ecological trends and constraints on site that might influence management.
  - e) Aims and objectives of management.
  - f) Appropriate management options for achieving aims and objectives.
  - g) Prescriptions for management actions.
  - h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - i) Details of the body or organization responsible for implementation of the plan.
  - j) Ongoing monitoring and remedial measures.

The EMEP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EMEP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented

so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

- 12 Notwithstanding the submitted information, development shall not commence on the scheme hereby permitted until a Construction Traffic Management Plan has been received and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

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

*(Voting: Unanimous)*

*The application was therefore*  
**APPROVED**

**35 Delegated Officers Report**

None

**36 Exempt Items**

None

**37 Close of Meeting**

The meeting closed at 7.55 pm

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Chair

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Date