



**North Northamptonshire Area Planning Committee  
(Thrapston)  
21 March 2022**

<b>Application Reference</b>	<b>NE/21/01330/REM</b>
<b>Case Officer</b>	<b>Patrick Reid</b>
<b>Location</b>	<b>Land Between St Christopher's Drive And A605 Oundle Bypass Oundle Northamptonshire</b>
<b>Development</b>	<b>Reserved Matters: design, parking and landscaping for the Extra Care facility comprising of 65no apartments, communal and support facilities pursuant to 19/01355/OUT - Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access).</b>
<b>Applicant</b>	<b>Housing 21 - Mr Peter Smith</b>
<b>Agent</b>	<b>Saunders Boston Architects - Stuart Liles</b>
<b>Ward</b>	<b>Oundle</b>
<b>Overall Expiry Date</b>	<b>8 December 2021</b>
<b>Agreed Extension of Time</b>	<b>25 March 2022</b>

**List of Appendices**

See application NE/21/01309/REM for list of Appendices

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the number of objections on the application exceeds three and the recommendation is for approval.

## **1. Recommendation**

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- 1.1 That planning permission is not granted until the Lead Local Flood Authority (LLFA) has given its advice on the application and once the LLFA advice is received, the Committee delegates the power to determine the application to the Director of Place and Economy to act in accordance with the appropriate option as follows:
- If the LLFA recommends that planning permission be granted to the proposed development, grant planning permission subject to the conditions listed in the report or substantially similar conditions, or:
  - If the LLFA recommends that planning permission be refused, then refuse planning permission on the grounds of drainage, or:
  - If the LLFA recommends that the application be amended to make it acceptable in drainage terms and those amendments will, in the opinion of the Planning Development Manager, result in a materially different development, then the application will be put to public consultation and brought back to the Committee for a determination, provided the applicant has agreed to an extension of time, and If the applicant does not agree to an extension of time then refuse planning permission on the grounds of surface water drainage.

## **2. The Proposal**

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- 2.1 This application seeks approval of Reserved Matters relating to part of the outline planning permission ref. 19/01355/OUT. The outline permission, gives consent for up to 65 dwellings and an extra care facility of up to 65 units and this application seeks approval for the layout, appearance, scale and landscaping of the latter. For clarity, the principle of the proposed extra care facility has already been approved under 19/01355/OUT and consideration of principle does not therefore need to be revisited as part of this reserved matters application.
- 2.2 The layout of the extra care facility places the building with a broadly 'U' shaped footprint with the two projecting elements on the western side. An access into the site is proposed along the northern boundary of the application site, off the road which would also serve the dwellings. Parking for the site would be located beside the internal access road and centrally, west of the building. The building would occupy much of the western part of the site. The southern part would be used as the garden/external amenity space for the facility.
- 2.3 The building would be three storeys in height for its majority, while a small part would be two storeys in height. The two-storey element would be the projection near to the access in the north-eastern part of the site.
- 2.4 At primarily three-storeys in height with a pitched roof, the scale of the building would mean its height would be a maximum of 14.1m to the highest part of the ridge, with varying eave levels of around 8.5 to 9.9m due to the varied roof structure and levels. The external materials to be used would be slate effect roof tiles while the elevations would be gault facing brick. The elevations show various elements of architectural detailing to the facades

including variation in brick finishes around the building. The brick finishes for the chimneys would differ to the main facades, whilst the balconies also would provide visual interest. The scale of the building is also broken up visually by the use of a technique to make the building appear as several smaller elements, rather than one monotonous structure.

- 2.5 The landscaping of the site incorporates different elements that are intended to respond to their contexts. The eastern boundary is to face the adjacent housing and includes a mixture of hard surface finishes and planting. The northern boundary is in a similar public-facing context and would include the access to the site. The western boundary borders the established housing and shows a combination of a retention pond and addition of planting. Ornamental planting is proposed in the central courtyard area near some of the parking bays. A central grass area will also be positioned in front of the access. The southern part of the site would primarily be covered by grass with various hedging and plants added interspersed around a walkway that would run around the building.

### **3. Site Description**

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- 3.1 The site forms part of an irregular shaped field that has an extant outline planning permission for up to 65 dwellings and an extra care facility. The site forms the south-western part of the site and is roughly rectangular in footprint. It is positioned to the east of housing off St Christopher's Drive with a number of houses backing onto the site.
- 3.2 The topography of the site varies in levels with an increase at the southern edge. There is a lowering in the levels of the site with a small lowering from west to east.
- 3.3 To the south of the site is a secondary school called 'Prince William School'. The southern boundary is occupied by mature and tall trees/hedging. The western boundary is partly defined by fencing and hedging, with the adjacent housing visible above and between the screening. The site is otherwise occupied by grass.
- 3.4 The outline planning permission ref. 19/01355/OUT included several conditions which set out requirements of details to be included in a Reserved Matters application. A summary of these conditions is set out below:
- 12 – external roofing and facing materials;
  - 13 – boundary treatments;
  - 14 – slab and finished floor levels, ground levels;
  - 15 – details of bus stop;
  - 17 – landscaping;
  - 21 – provision for cyclists, connection to ROW, improvements to ROW, pedestrian link to school;
  - 25 – noise assessment;
  - 31 – phasing;
  - 32 – plans that should be reflected including building heights parameter plan.
- 3.5 The site is not within or adjacent a Conservation Area and there are no listed buildings nearby. It is within Flood Zone 1 (least likely to flood) and there are

no other landscape designations on the site. There are trees subject of Tree Preservation Orders toward the south-western corner of the site but outside of it.

#### **4. Relevant Planning History**

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- 4.1 19/01355/OUT – Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access) – Approved – 20.11.2020
- 4.2 NE/21/01031/MPO – S106 Deed of Variation to vary the Principal Agreement in so far as it relates to the affordable extra care site pursuant to application 19/01355/OUT - Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). – Under consideration.
- 4.3 13/01245/OUT - Outline: Residential development of up to 95 houses (all matters reserved) – Refused – 17.10.2013 and subsequently dismissed at appeal.

Concurrent application:

- 4.4 NE/21/01309/REM - Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT - Outline planning permission for the erection of 65 dwellings and an extra-care facility of up to 65 units – Currently under consideration

#### **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website [here](#)

##### **5.1 Oundle Town Council**

Comments received in objection summarised as follows:

- Concern at the access and footpaths through the adjacent housing estate, including the widths of the pavements;
- Noise impact from A605;
- Sewage concerns locally and the impact of the proposal;
- Surface water drainage;
- Request water management and highways officers attend a committee meeting;
- Construction management plan concerns;
- Parking provision considered short;
- Funding of bus passes should be for more than one year;
- The building is too tall.

## 5.2 Neighbours / Responses to Publicity

Seventeen representations in objection have been received. Several of which raise matters relating to the adjacent housing site, which is subject of a separate application. The issues raised are summarised below:

- Overlooking of nearby properties;
- No need for balconies;
- Traffic impact on nearby roads;
- Concern at construction traffic;
- Question of where emergency and visitor vehicles will park;
- Sewerage concerns;
- Noise;
- Three storey building would be out of character with the area;
- Potential flooding;
- Loss of light;
- Impact on town centre infrastructure;
- Question about how access from the Waitrose roundabout would be improved;
- Concern at access route to Prince William School;
- Parking insufficiency;
- Noise for residents;
- Reference to fencing beside A605;
- Concern at the adjacent housing scheme.

## 5.3 Local Highway Authority (LHA)

Comments summarised as follows (prior to removal of bellmouth junction):

- sufficient parking spaces are proposed;
- A bellmouth arrangement is not necessary;
- Vehicle tracking is accepted.

## 5.4 Environmental Protection

- Extensive pre-application discussions have taken place with the applicant and their acoustic consultant to arrive at a layout that achieves the best acoustic environment possible given the impact of traffic noise. The proposed site plan -SBA-XX-XX-DR-A-503(F) dated 20.01.21 reflects the development of the site plan as agreed under pre-application discussions. As such there are no objections to agreeing that development can proceed based on the above layout plan.

## 5.5 Northamptonshire Police

Comments summarised as follows:

- Northamptonshire police have no formal objection;
- accepted that some additional windows have been included on the gable ends to give extra surveillance opportunities, landscape

planting has been used to create an obstacle to potential intruders in a number of locations and prevent people accessing ground floor windows or patio doors;

- some additional detail should be submitted in the form of a Crime Prevention Statement to detail these measures;
- question as to what control and movement into and around the building/site as it is stated that the communal facilities are open to the public.

#### 5.6 Environment Agency

No comments to make.

#### 5.7 Anglian Water

Comments summarised as follows (comments confirmed as being identical as for the housing reserved matters application ref. NE/21/0130/REM):

Assets Affected:

Informative recommended due to assets being nearby.

Foul Water:

We have reviewed the applicant's submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in an increased risk of flooding in the downstream network.

Surface Water:

No comments as it is outside of our jurisdiction and we are unable to provide comments.

#### 5.8 Archaeology

The application area is in the part of site which has been quarried, and evaluation has shown that no archaeological remains survive in that part of the site. Therefore, no comments to make on the proposals.

#### 5.9 Greenway Community Partnership

Request for S106 contribution towards the local Greenway.

#### 5.10 Natural England

No comment to make.

## **6. Relevant Planning Policies and Considerations**

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### 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 (JCS) (2016)  
  
Policy 1 - Presumption in Favour of Sustainable Development  
Policy 2 - Historic Environment  
Policy 3 - Landscape Character  
Policy 4 - Biodiversity and Geodiversity  
Policy 5 - Water Environment, Resources and Flood Risk Management  
Policy 8 - North Northamptonshire Place Shaping Principles  
Policy 9 - Sustainable Buildings  
Policy 11 - The Network of Urban and Rural Areas  
Policy 30 - Housing Mix and Tenure
- 6.4 Emerging East Northamptonshire Local Plan Part 2 2011-2031 (LPP2) (Submission version March 2021)  
  
EN1 - Spatial development strategy  
EN2 - Settlement boundary criteria – urban areas  
EN12 - Health and wellbeing  
EN13 - Design of Buildings/Extensions  
EN14 - Designated Heritage Assets  
EN24 - Oundle housing allocations  
EN27 - St Christopher's Drive, Oundle  
EN30 - Housing mix and tenure to meet local need  
EN31 - Older people's housing provision  
EN32 - Self and custom build housing
- 6.5 Other Relevant Documents  
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)  
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)  
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)

## **7. Evaluation**

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The key issues for consideration are:

- Design and Visual Impact
- Impact on Neighbouring Amenity
- Environmental Matters
- Parking/Access
- Ecology
- Other Conditions
- Drainage
- Planning Obligations
- Crime and Safety Considerations

- Emerging Part 2 Local Plan

## 7.1 Design and Visual Impact

7.1.1 Matters of layout, appearance, scale and landscaping are integral to the visual impact of the extra care facility. The application has been considered through the Council's Design Surgery process. The feedback from this was positive, with relatively modest or minor improvements suggested. Amended details were then submitted by the Applicant to take into account the design response. Taking each of the reserved matters in turn, they are considered below:

### *Layout*

7.1.2 The siting of the building, the placement of the garden/outside space and the access and parking area is considered suitable from both a functional and aesthetic perspective. The layout ensures the building faces the external public roads to the north and east, whilst providing separation from the housing to the west.

7.1.3 The constraints of the site including both the existing and proposed surrounding development and the need for an access, have been accounted for by the layout. The eastern and northern elevations are set back from the boundary edge to enable landscaping and a better visual relationship with the surroundings. The overall layout of the building and the wider site is considered acceptable.

### *Scale*

7.1.4 The outline permission required the extra care building be no taller than four storeys. The mainly three storey design with part-two storey, accords with this requirement. The other constraints on scale are the aesthetics/visual impact of how the building would fit with the housing to the west and the proposed housing to the north/east. Neighbouring amenity, including of the housing to the west, is a key consideration.

7.1.5 Aesthetically, the building has been designed in a manner which would be broken up visually through architectural measures. The design helps present a building that would appear as several smaller buildings that adjoin, rather than one large uniform structure. This design choice is considered positive, as is the use of varying roof forms to provide visual interest.

7.1.6 Sectional plans have indicated the scale of the building in relation to the surroundings, including the housing to the west. This and the design of the roofs, particularly the south-western projection which would be nearest the residential properties, is considered appropriate. The eaves in this part of the building slope away from the housing (rather than being a gable end) which helps ensure the scale is appropriate for this context of the site. The sectional drawings also show that the ground floor of the building will be at a lower level than that of the housing of St Christopher's Drive.



- 7.1.7 Considering the surroundings, the outline consent and the appearance of the building proposed, the scale of the proposed building and development is acceptable.

#### *Landscaping*

- 7.1.8 A detailed landscaping scheme accompanies the application and sets out the surfaces to be used as well as the proposed planting. This is required to have both aesthetic and functional purposes, including securing the boundaries of the site and providing a level of screening for ground floor units.
- 7.1.9 For the hard surface areas, materials are proposed that are intended to visually indicate the nature of the shared pedestrian and vehicle use. The entrance area/parking and external space in the internal 'courtyard' areas is shown to include planting and variety of materials including block paving, with different styles used for the road and parking space surfaces. The variety shown for the external areas is considered to be visually and functionally well designed.
- 7.1.10 The external garden to the south is considered to provide a soft and useable space that would include a path. Ornamental planting beside the building around the southern perimeter of the building will also add extra visual interest. This will continue on the eastern boundary.
- 7.1.11 The use of boundary hedging on the eastern and northern boundaries will help provide a visual differentiation of the site from the adjacent housing development. It will also provide an element of privacy as well as general visual interest. The eastern boundary includes an entrance to the building which would be located between the hedging to the north and south.
- 7.1.12 Overall, it is considered the landscaping of the site is well designed and achieves the necessary purposes both internally and on the boundaries.

#### *Appearance*

- 7.1.13 The appearance of the building is influenced by its scale, layout and architectural features. A key feature of the elevations is the use of balconies which are located on all the elevations. The design of the balconies contributes to a number of architectural tools that provide visual breaks. These along the use of windows and difference in bricks are considered well designed.
- 7.1.14 The materials proposed, including for the elevations, roof and windows are considered to create an excellent resultant appearance, both from the external public space and internally. The external walls would be built with a brick that would create an aesthetically attractive building. The contrast between the relatively light brick and the dark window and door frames are considered to be well suited. The slate type roof tile is also considered to be an appropriate material to use.
- 7.1.15 Taking account of all elements of the appearance of the building, including the materials, the balconies, the various architectural features and the layout

of the external space, it is considered that the proposal is acceptable in visual terms. The positive response from the Council's Design Surgery process adds weight to considering the design achieves a high quality scheme aesthetically and functionally.

## 7.2 Impact on Neighbouring Amenity

7.2.1 To the west of the site are properties that back onto it. They include 15 to 35a (odds) St Christopher's Drive and the boundary is defined by a combination of fencing and hedging/trees. The fencing at the back of the houses would remain and additional hedge planting is proposed.

### *27 to 35 St Christopher's Drive (odds)*

7.2.2 The above properties are closest to the southern projecting element of the extra care facility. The separation between the southern projection and the house to the west would be around 24.5m to numbers 29 and 31. In terms of levels, whilst this part of the building would be three storeys, it would be on lower land. It is considered the separation and massing of the building would ensure the neighbouring properties would not incur an unacceptable impact on their outlook.

7.2.3 In terms of privacy, the windows of the west elevation on the southern projecting wing would include windows serving bedrooms of extra care units and every floor, as well as to the corridor. The bedroom window is not the main window serving the bedrooms as they have a larger one on the alternate wall. As a bedroom, it is less likely to be a source of a resident looking out than a kitchen or living room and as such is less sensitive. More importantly, as the distance between the side bedroom windows and no. 29 is 24.5m, in addition to there being a boundary fence/hedging, it is considered there would be no unacceptable impact on the privacy of the neighbouring properties. The same applies to no. 31 which would have a similar relationship.

7.2.4 The separation to numbers 33 is around 20.6m but the orientation is different due to the placing of the house. The rear windows of the extra care units, would not face directly towards the house or its garden. The house would be approximately at a 45 degree angle to the corner of the proposed building, and the windows would not materially affect the privacy of the property. Additionally, the closest windows would not have balconies as these would only 'start' further away from the dwellings.

7.2.5 Solar studies are included with the application and these demonstrate the overshadowing impact would be particularly limited to a time around 5pm for the spring and autumn equinoxes and the summer solstice. The findings of the solar study indicate the impact of the development would be small, limited to a limited part of the latter part of the day and is considered to be acceptable in planning terms.

### *15 to 25 St Christopher's Drive (odds)*

7.2.6 These properties are sited further away from the proposed building and as such there would be no unacceptable impact on their amenities. The nearest

point is around 38 metres away from the extra care building. The parking and access arrangement would also not affect such amenities.

#### *Proposed new housing to the north and east*

- 7.2.7 The proposed housing to the north and east is the subject of a concurrent reserved matters application. The submitted details indicate the proposed layout of the housing which enables an assessment of the relationship between the two proposals.
- 7.2.8 The housing to the north includes a mixture of semi-detached and detached, two-storey buildings. Plots 25 to 28 of the housing scheme would face almost directly at the northern elevation of the extra care building and there would be a separation of around 22.5m from wall to wall. The extra care building would be two-storey and two and a half storey at this part, which would help ensure the relationship between the two properties does not result in unacceptable intervisibility between the buildings. The two and a half element would be around 23.7m away and this separation is considered sufficient to ensure acceptable amenities would be created.
- 7.2.9 Housing to the east is proposed to include a combination of detached and semi-detached properties, with distances varying from around 18.3m at plot 50 to 23.7m at plot 49. There are no windows in the side of Plot 50 that would incur an unacceptable loss of privacy and the relationship is considered acceptable.
- 7.2.10 The layout of the adjacent housing scheme is not subject for consideration as part of this application and is for determination as part of a separate application. The current proposed layout, along with that of the extra care facility, is considered to ensure the relationship does not cause any unacceptable loss of privacies or other amenities should the adjacent housing scheme be carried out.

### **7.3 Environmental Matters**

- 7.3.1 The scheme, as well as the adjacent housing development, have been subject to pre-application discussions with the Council's Environmental Protection Team. The measures on the eastern edge of the housing site include acoustic fencing. This measure along with the layout of the two sites, has been to input on the matter of noise to seek to achieve developments that adequately address the matter of noise from the A605. The extra care development would be away from the A605 with the housing site in the space between.
- 7.3.2 The application has been accompanied by a Noise Impact Assessment (NIA). Local residents have raised concern about the potential impact of noise on the extra care facility, in particular from the nearby A605. The submitted NIA sets out that acceptable internal ambient noise levels will be achievable without a requirement of further measures than those proposed. Whilst the concerns are noted, the Council's Environmental Protection Team have advised the development is acceptable in terms of noise. Their assessment and expertise is to be considered significant weight. As it has been advised that they have no objection to the proposal in this regard, the

development is considered acceptable in terms of noise and other environmental matters.

#### **7.4 Parking/Access**

7.4.1 The access into the site off St Christopher's Drive has been established by the outline consent and consent has already been given. It is therefore the details of the internal access and parking arrangement, as part of the layout, that are for determination in this application.

7.4.2 This current application includes a Travel Plan and Design and Access Statement which set out evidence for the parking provision needed. This included details from parking studies undertaken at other sites run by the intended operator of the extra care facility regarding their individual parking patterns, requirements and demand. The evidence concluded that parking space need would total 31-32 spaces, which is four less than the 36 spaces to be provided.

7.4.3 The application and its details have been subject of consultation with the Local Highway Authority who has confirmed the slight reduction in parking need is justified and the layout is acceptable.

7.4.4 In the comments received from the LHA initially, it was commented that a bellmouth entrance into the site is not necessary. Amended plans were received which show a standard rather than bellmouth entrance. The proposal is therefore considered acceptable in terms of the parking and access considerations of the layout.

#### **7.5 Ecology**

7.5.1 Matters of ecology are not subject of any conditions of the outline permission having already been addressed under the outline consent. No comments have been received from the Ecologist and there is no reason to indicate the site is a habitat to species of particular note.

7.5.2 The landscaping proposals include a significant extent of hedge, tree and plant additions around the site. The western and southern boundaries, in particular, are proposed to continue to be occupied by trees. In considering the extent of fauna proposed and that the site is primarily occupied by low level grass currently, it is considered there are no reasons to indicate the reserved matters are not acceptable from an ecological point of view.

#### **7.6 Other Conditions**

7.6.1 The outline planning permission ref. 19/01355/OUT includes a number of conditions that set out details that are required to be included within the Reserved Matters application/s. These included conditions 12, 13 and 14 which address materials, boundary treatments and levels, respectively. Condition 15 requires details of a bus stop shelter and it is considered that the timber unit shown is considered acceptable.

- 7.6.2 Condition 21 covers matters relating to the right of way (ROW) and provision for cyclists. This primarily relates to the housing scheme as it is that part of the outline site that adjoins the ROW to the north.
- 7.6.3 Condition 32 requires that the reserved matters details accord with a number of plans that accompanied the outline application, including a 'building heights plan'. This set out that the extra care development was to be no more than four storeys in height and the proposal accords with this.
- 7.6.4 In respect of the various conditions that set out requirements for the reserved matters application/s, it is considered that the application has met all the requirements in respect of the extra care scheme.

## 7.7 **Drainage**

- 7.7.1 The matter of surface water drainage management is subject of Condition 7 of the outline consent. Condition 8 requires that reference be made to the original Flood Risk Assessment and drainage details.
- 7.7.2 Details have been submitted that address this matter in the form of a Drainage Statement which directly addresses Conditions 7 and 8. At the time of writing this report, no response has been received from the Lead Local Flood Authority (LLFA). It is considered unreasonable to delay the determination of the application indefinitely. To address this matter, it is considered reasonable that a potential resolution to grant permission for the application can be conditional on the receipt of acceptance/agreement from the LLFA which should be forthcoming.

## 7.8 **Planning Obligations**

- 7.8.1 As the application is for the reserved matters of layout, appearance, scale and landscaping, matters of planning obligations are not relevant. A S106 Agreement accompanies the outline planning permission and the associated planning obligations were dealt with at that stage.
- 7.8.2 The required details, including those of the materials and the bus shelter, have been provided with the application. It is considered to meet these requirements. It is noted that a request for planning obligations towards the East Northamptonshire Greenway was received via a consultation. However, as this application is for reserved matters, the matter has already been addressed.

## 7.9 **Crime and Safety Considerations**

- 7.9.1 The comments from Northamptonshire Police are not in objection but have expressed that further details would have been preferred. The surveillance that the windows would provide are welcomed as well as landscape planting which provides an obstacle.
- 7.9.2 The Agent has confirmed that access will only be for residents and visitors of residents, rather than the general public. The eastern boundary would include hedging and a 1.2m tall steel fencing. These would not prevent someone climbing over, but windows do provide surveillance. Internally,

beyond the car park, a 1.5m rail fence would provide security, as well as the surveillance from windows. It is considered that, as the officer does not object and the design provides a level of security by surveillance and fencing, the scheme is acceptable in this regard.

## **7.10 Emerging Part 2 Local Plan**

- 7.10.1 The Part 2 LP is currently at examination having been submitted in March 2021. Most recently, initial queries and suggested amendments have occurred between the Council and the Inspector.
- 7.10.2 Most significantly for this application, there are draft policies, EN24 and EN27, that relate specifically to this site under 'Oundle Housing Allocations'. For the site as a whole (including the housing land), it indicates that the site is to include 'around 100 dwellings'. Part (b) of the policy notes that the site is well placed to deliver specialist older persons' housing.
- 7.10.3 As an extra care scheme, in land use terms the proposal does not represent 'dwellings' but is a residential institution that falls under use class C2. Nevertheless, the wording of the policy indicates that specialist accommodation is intended for the site and the term 'dwelling' is loosely used to cover both houses and extra care units, of which 65 would be provided on this site. Additionally, as the outline permission has established the principle of the use, this aspect of the emerging policy is not a determining consideration.
- 7.10.4 In regard to part (c), as the LHA do not object to the access and parking arrangement, the proposal is considered to meet the policy's requirements.

## **8. Other Matters**

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- 8.1 Neighbour comments: A number of concerns have been raised. Several of the concerns are addressed above, including the impact on the privacy and light of neighbouring properties. In terms of the matters of access, this matter has been established by the outline planning consent and has already been determined. It is necessary to note also that several of the concerns raised relate solely to the adjacent housing proposal. Matters of planning obligations are also addressed above.
- 8.2 Balconies: One concern raised was a querying of the need for balconies. In addressing this, the significance of these on both the appearance and the privacy of neighbouring properties has been addressed above. It is understood that balconies would provide external amenity space to residents and would benefit their wellbeing without resulting in harm to neighbouring amenity. They also provide visual interest to the building and are considered a positive feature.
- 8.3 Drainage / Flooding: Matters of drainage/flooding are addressed above. In regard to construction traffic and associated matters, these are matters to be dealt with by a separate condition on the outline permission.

- 8.4 Building Height: One concern raised was that the building should not be three storeys. For the reasons set out, the design is considered appropriate and would provide 65 extra care units to the benefit of the local community.
- 8.5 Equality: the application raises not matters of equality concern.
- 8.6 Health Impact Assessment: Paragraph 92 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities. The design of the scheme is considered to provide facilities that would significantly benefit the residents of the facility.

## **9. Conclusion / Planning Balance**

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- 9.1 The layout, scale, appearance and landscaping of the proposed development are considered acceptable. The relationship with neighbouring properties, both existing and proposed, have been considered and the proposal is considered acceptable in this regard. The design of the scheme is considered a significantly positive addition to the site that will provide an aesthetically beneficial addition to the area and provides the necessary access functions. The matters covered by other conditions on the outline consent, including drainage, are not considered a reason to without approval on the reserved matters, provided the LLFA confirm the drainage scheme is acceptable.

## **10. Recommendation**

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- 10.1 That planning permission is not granted until the Lead Local Flood Authority (LLFA) has given its advice on the application and once the LLFA advice is received, the Committee delegates the power to determine the application to the Director of Place and Economy to act in accordance with the appropriate option as follows:
- If the LLFA recommends that planning permission be granted to the proposed development, grant planning permission subject to the conditions listed in the report or substantially similar conditions, or:
  - If the LLFA recommends that planning permission be refused, then refuse planning permission on the grounds of drainage, or:
  - If the LLFA recommends that the application be amended to make it acceptable in drainage terms and those amendments will, in the opinion of the Planning Development Manager, result in a materially different development, then the application will be put to public consultation and brought back to the Committee for a determination, provided the applicant has agreed to an extension of time, and If the applicant does not agree to an extension of time then refuse planning permission on the grounds of surface water drainage.

## **11. Conditions / Reasons for Refusal**

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- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority:

- Site Location Plan ref. SBAXXXDRA500;
- Site Plan – Existing ref. SBAXXXDRA501;
- Site Plan – Proposed ref. SBAXXXDRA503 rev. G;
- Signage Specification ref. EX01;
- Elevations Sheet 01 ref. SBAXZZDRA510 rev. D;
- Elevations Sheet 02. Ref. SBAXZZDRA511 rev. D;
- Ground Floor Plan ref. SBAXXXDRA504 rev. G;
- Site Sections ref. SBAXZZDRA520 rev. C;
- Apartment Plans ref. SBAXZZDRA 010 rev. B;
- Cycle & Smoking Shelter ref. SBAXZZDRA011 rev. A;
- Roof Plan ref. SBAXXXDRA506 rev. B;
- Phasing Plan ref. AROUPP100;
- Landscape Layout Plan ref. 2140WWAXXXDRL100 rev. PL02;
- Planting Strategy Plan ref. 2140WWAXXXDRL300 rev. PL02;
- Landscape Sections ref. 2140WWAXXXDRL0400 rev. PL01.

Reason: In order to clarify the terms of this consent.

3 The hard and soft landscaping for the development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority:

- Landscape Layout Plan ref. 2140WWAXXXDRL100 rev. PL02;
- Planting Strategy Plan ref. 2140WWAXXXDRL300 rev. PL02;
- Arboricultural Method Statement ref. JBA21185AR04 dated 29 June 2021.

This shall be carried out prior to the first occupation of the development hereby permitted or in the first planting season following first occupation (whichever is the soonest) or in accordance with a timetable to be agreed in writing by the Local Planning Authority prior to the first occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development 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.

Reason: In order to clarify the landscaping terms of this consent, the visual amenity of the site and the function of the external space around the extra care facility.

4 The external materials to be used shall be those specified in the Design and Access Statement and in the form as shown on the Elevations drawings. These include:



- Gault facing brick;
- Architectural detailing as shown on Elevations Sheet 01 ref. SBAXZZDRA510 rev. D and Elevations Sheet 02. Ref. SBAZZXDRA511 rev. D;
- Slate effect roof tiles.

Samples of these materials shall be left available on site for inspection prior to the construction of the development hereby permitted above damp proof course level and the final details shall be agreed in writing by the Local Planning Authority.

Reason: To enhance the appearance of the development in the interests of visual and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

- 5 The development hereby permitted shall be constructed in accordance with the levels details as specified on approved plan references: Site Sections ref. SBAXZZDRA520 rev. C, submitted as part of this application for reserved matters consent.

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

- 6 The approved parking spaces must be constructed, as shown on the Ground Floor Plan ref. SBAXXXDRA504 rev. G, and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interest in ensuring the extra care development has sufficient parking and there is not an unacceptable demand for on-street parking.

- 7 Prior to the occupation of the development, the drainage works required for the hereby approved development shall be undertaken in full in accordance with the following submitted details:

- Planning Conditions Support Conditions 7 and 8.

Reason: To ensure the drainage works are undertaken in accordance with the approved details.

## **12. Informatives**

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- 1 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that

the diversion works should normally be completed before development can commence.