

Minutes of a meeting of the Strategic Planning Committee
at 7.00 pm on Monday 7th March, 2022 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Steven North (Chair)
Councillor Tim Allebone
Councillor Ross Armour
Councillor Alison Dalziel
Councillor Mark Dearing
Councillor Bert Jackson (Substitute)

Councillor Paul Marks
Councillor Roger Powell
Councillor Simon Rielly
Councillor Mike Tebbutt
Councillor Kevin Thurland

Officers

Jasbir Sandhu
Duncan Law
Reddy Nallamilli
Edward Oteng
Louise Holland
Heather Webb
Emma Granger
Fiona Hubbard
Pauline Brennan

Development Services
Development Services
Development Services
Development Services
Development Manager
Project Principal Officer - Biodiversity
Legal Representative
Democratic Services
Democratic Services

38 Apologies for absence

It was noted that apologies for absence were received from Councillors Bell, Smyth and Waters. Councillor Jackson attended as a Substitute for Councillor Waters.

39 Members' Declarations of Interest

The Chair invited those who wished to do so to declare interests in respect of items on the agenda.

There were no declarations received.

40 Minutes of the meeting held on 13 January 2022

RESOLVED that the minutes of the meeting of the Planning Committee held on 13th January 2022 be approved as a correct record.

***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 at the meeting. Three speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

41 NW/21/00866/REM - Land area 12B Residential Stanton Cross, Irthlingborough Road North, Wellingborough

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Reserved matters application for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure pursuant to planning permission ref: WP/15/00605/VAR on Land Area 12B Residential Stanton Cross, Irthlingborough Road North, Wellingborough.</p> <p>Application No: NW/21/00866/REM</p> <p><u>Speaker:</u></p> <p>James Griffiths attended the meeting and addressed the Committee as the agent for the proposed development. The agent considered it to be an attractive scheme which responded to the requirements of the Neighbourhood centre and South Slopes design brief in this centrally located parcel of land fronting onto Irthlingborough Road. He stated that existing residents would have direct pedestrian access to the commercial centre; the elevational façade to Irthlingborough Road had undertaken significant Urban Design changes from the original application submission and the current proposal would create better massing of buildings on Irthlingborough Road and a change in the fenestration window design and roof articulation.</p> <p>The agent referred to concerns of some residents in relation to the parking</p>	<p>Members received a report to seek approval of Reserved Matters for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure, In addition, further reserved matters had been submitted including vehicle parking, hard and soft landscaping, external amenity space and ancillary works pursuant to condition 2 of planning permission reference WP/15/00605/VAR. The application site was located within the Neighbourhood Centre and South Slopes Design Brief for the area of Stanton Cross.</p> <p>It was recommended in the report to approve the Reserved Matters Consent for siting, scale, layout and appearance, subject to the conditions set out in the report.</p> <p>The Planning Officer addressed the Committee and presented the report, providing full and comprehensive details.</p> <p>During the debate, members raised several questions of clarification including affordable housing, the Town and Country Park, electric vehicle charging points and the building control regulation condition with regard to water use at each dwelling.</p> <p>It was proposed by Councillor Marks and seconded by Councillor Allebone that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following</p>

strategy. He reported that the scheme would provide 148 allocated parking spaces plus 14 garages and 26 visitor spaces providing 188 parking spaces overall.

He also explained that pedestrian access directly through this phase to the south would access the neighbourhood centre and would enhance footfall by providing direct pedestrian links.

Following the speaker's comments, members asked questions of clarification to the agent.

conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings:

Received 05 Oct 2021

Location Plan 17410/1031

1B2P Maisonette 1B2P Maisonette v1 Floor Plans and Elevations 18908/100A

House Type MORDEN Floor Plans and Elevations 18908/104

House Type DERWENT Floor Plans and Elevations 18908/105A

House Type COLERIDGE Floor Plans and Elevations 18908/106

House Type COLERIDGE v1 Floor Plans and Elevations 18908/107

House Type ROSEDENE Floor Plans and Elevations 18908/108

House Type ROSEDENE v1 Floor Plans and Elevations 18908/109

House Type CHIDDINGSTONE Floor Plans and Elevations 18908/110

1B2P Maisonette Floor Plans and Elevations 18908 124

Received 07 Dec 2021

1B2P Apartment Block Floor Plans and Elevations 18908/101C

2B4P Apartment Block C Floor Plans and Elevations 18908/102D

Type MORDEN C Floor Plans and Elevations 18908/103B

2B4P Affordable Apartment Block Floor Plans and Elevations 18908/112F

Received 17 Jan 2022

Freestanding Cycle Store Details for Plots 46 and 47 18908/ 123

Refuse Strategy 18908/1003H

Received 10 Feb 2022

Planning Layout 18908/1001M

Boundary Treatments 18908/1004I

House Type HANBURY Floor Plans and Elevations 18908/111A

Type HANBURY v1 Floor Plans and Elevations 18908 120C

House Type HANBURY v1 with Ancillary Buildings Floor Plans 18908 121C

House Type HANBURY v1 with Ancillary Buildings Elevations 18908 122C

Received 16 Feb 2022

Street Scene AA / along Irthlingborough Road 18215/1005L

Materials Layout 18908/1006K

Affordable House Type 3B5P Floor Plans and Elevations 18908/113A
Garages Pergola Freestanding Cycle Store Details 18908/114A
Boundary Treatments Details 18908/117A

Received 17 Feb 2022
Car Parking Strategy 18908/1002I

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

2. In the event that any unexpected contamination is found at any time 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 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. Only once written approval from the Local Planning Authority has been given shall development works 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.

3. The development hereby approved shall be carried out in accordance with the materials specified on the approved Materials Layout 18908/1006K plan as set out in Condition 1.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space/public park furniture, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. 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. All hard and soft landscape

works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

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.

5. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reason: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment details as shown on Boundary Treatments 18908/1004I plan as agreed in condition 1 shall be installed 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 reduce opportunities for crime and aid security and privacy in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved Car Parking Strategy 18908/1002I plan has been constructed, surfaced and permanently marked out. The car parking area 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.

8. Prior to the first occupation of any dwelling on site a lighting scheme for the development hereby permitted in particular the communal parking areas and for the unadopted private driveways of the site shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved details and timetable for installation and shall be maintained as such thereafter.

Reason: In order to help safeguard future residents and to help minimise opportunities for crime and disorder in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

9. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Joint Core Strategy.

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

(Voting: For: 9; Abstain 1)

The application was therefore

APPROVED

42 KET/2020/0208 - Hanwood Park (Parcel R22), Barton Seagrave

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 350 dwellings at Hanwood Park (Parcel R22), Barton Seagrave.</p> <p>Application No: KET/2020/0208</p> <p><u>Speaker:</u></p> <p>Caroline Chave attended the meeting and addressed the Committee as the agent for the proposed development. The agent stated they had worked proactively with officers and considered a good standard had been set for future parcels and through a series of design workshops had carefully created variety to the scheme. The agent referred to biodiversity within the development and bespoke high-quality street scenes with a footpath linked to the school and a cycleway in the vicinity.</p> <p>Following the speaker's comments, members asked questions of clarification to the agent.</p>	<p>Members received a report to seek approval of Reserved Matters relating to access, appearance, landscaping, layout and scale for a parcel of land identified on the Hanwood Park Strategic Master Plan at R22 for residential development. The proposal was seeking to deliver a total of 350 residential units comprising of 296 family dwellings and 54 apartments. A detached three storied block would contain 30 of the proposed apartments.</p> <p>A presentation pack from the Developer had been distributed to each member which contained detailed images of the layout, proposed street scenes and property types. An adjournment time of 5 minutes was given to the Committee to peruse the information contained therein.</p> <p>It was recommended in the report that planning permission be granted, subject to the conditions set out in the report.</p> <p>The Planning Officer addressed the Committee and presented the report, providing full and comprehensive details.</p> <p>During the debate, a member congratulated the work of officers and considered it to be a good scheme. Another member raised a query in relation to the width of the footpath and cycle path which was confirmed to be 3 metres wide therefore one extra metre to</p>

	<p>accommodate both pedestrians and cyclists.</p> <p>Members heard that utilities were already available in relation to broadband and the proposal was a sustainable urban extension which encouraged walking and cycling.</p> <p>A member asked if special Bee Bricks had been considered. The Biodiversity Officer would welcome this but explained that people do get nervous about this subject but she would like to introduce this process with a gentle approach in the future.</p> <p>A query was raised in relation to open space for occupiers of flats and Members heard there was plenty of open space and recreational activities all within walking distance.</p> <p>A member questioned lighting for the open space areas which would be discussed with officers and highway engineers.</p> <p>It was proposed by Councillor Dalziel and seconded by Councillor Rielly that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
--	---

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

Reason: In the interests of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

2. All external surfacing works (materials) and hard landscaping works to R22 shall be carried out, maintained, and implemented in accordance with drawings: 10060.03(E)- Materials Dispersion & 10060.13(E)-Surface Finishes unless subsequently agreed between the local planning authority and developer by exchange of letter.

Reason: To promote and deliver the Councils design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

3. All external and internal biodiversity works shall be carried out, maintained, and implemented in accordance with the submitted and approved details prior to occupation of each individual phase within parcel R22.

Reason: To promote and deliver the Council's biodiversity objectives in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

4. The approved landscaping scheme and boundary enhancement measures shall be implemented strictly in accordance with the approved details in the first available planting season after commencement of the development. Any trees planted in public areas which within a period of 10 years of planting die, are removed or become seriously damaged or diseased in the view of the Local Planning Authority, shall be replaced in the next available planting season with others of a similar size and species.

Reason: To reinforce and deliver important landscape features and promote and deliver the Council's environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

5. Prior to commencement of the development hereby approved details of the siting, design and appearance of street lighting shall be submitted to the Local Planning Authority for approval in writing. The scheme thereafter shall be implemented in accordance with the approved details.

Reason: To promote and deliver the Council's design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

6. Notwithstanding the previously approved Construction Environmental Management Plan at outline stage, prior to commencement of the development hereby approved a Construction Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval in writing. The CEMP shall include and specify provision to be made for the following:
 - a) Overall strategy for managing environmental impacts which arise during construction
 - b) Measures to control the emission of dust and dirt during construction
 - c) Control of noise emanating from the site during the construction period
 - d) Hours of construction work for the development shall be limited as follows. All site preparation or construction activities involving driver operated machinery shall not take place between the hours of 18.00-08.00 Mondays to Fridays and 13:00-09:00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays. All other site preparation or construction related activities without driver operated machinery, shall not take place between the hours 18:00 and 07.00 Mondays to Fridays and 13.00 and 08.00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays and not at any other time or day
 - e) Location, scale and appearance of contractors' compounds, materials storage, and other storage arrangements, for cranes and plant, equipment, and related temporary infrastructure
 - f) Designation, layout and design of construction access and egress points
 - g) Internal site circulation routes
 - h) Directional signage (on and off site)
 - i) Provision for emergency vehicles

- j) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- k) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period
- l) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles on a daily basis
- m) Routing agreement for construction traffic
- n) Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
- o) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works
- p) Delivery times (which for the avoidance of doubt shall be outside of pick-up and drop-off times of Hayfield Cross Primary School)
- q) A strategy for resolving and responding to any complaints received regarding construction activities

The scheme thereafter shall be implemented in accordance with the approved details.

Reason: To promote and deliver the Councils environmental protection objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

7. Within 12 months of the development hereby approved commencing, a written scheme setting out the arrangements and agreements for the future maintenance and management of the native shrub as a single continuous hedge and boundary treatment provided along Cranford Road/Hanwood Park Road to be retained in perpetuity shall be submitted to the Local Planning Authority and approved in writing. The scheme thereafter shall be implemented in accordance with the approved details.

Reason: To protect important landscape features and promote and deliver the Councils environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 2015 or any Order amending, revoking and/or re-enacting that Order, with or without modification. No extension or alterations relating to Class A, B, C & E of Part 1 of Schedule 2 or Part 2 Class A of Schedule 2 shall be erected without the prior written consent of the Local Planning Authority.

Reason: To secure the satisfactory development of the site, protect residential amenity and comply with the aims and objectives of the NPPF.

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

(Voting: Unanimous)

The application was therefore

APPROVED

43 NC/21/00072/OUT - Land off Centrix Business Park, Napier Road, Corby

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Application for land off Phoenix Parkway to provide an engineered development platform and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use with all matters reserved apart from access.</p> <p>Application No. NC/21/00072/OUT</p> <p><u>Speaker:</u></p> <p>Bernard Ralph attended the meeting and addressed the Committee as the agent for the proposed development. The agent asked the Committee if it would resolve to approve the planning application, subject to a s106 Agreement and ecological mitigation be dealt with via condition.</p> <p>Following the speaker's comments, members asked questions of clarification to the agent.</p>	<p>Members received a report on a proposal for a hybrid planning application in two parts. The applicant for the present application Storefield Group Limited, sought full planning permission for proposed engineering and enabling works to level the site within the first part. The second part was seeking outline planning permission for proposed B2 (general industrial) employment uses with all matters reserved except access. It is acknowledged that the proposal straddles the administrative boundary with former East Northamptonshire District Council. The applicant proposed the development of up to 43,000m2 of B2 use.</p> <p>It was recommended in the report that planning permission be refused for the reason set out in the report. However, the Planning Officer, addressed the Committee and provided an update asking the Committee to consider deferring the planning application due to further information which had been received from the applicant and the agent which needed to be considered further by officers.</p> <p>During the debate, a member raised questions in relation to a badger survey and the officer responded that this could be dealt with via a method statement and a pre-commencement condition.</p> <p>A member made a comment that the site was derelict with no productive use and queried why we could not grant planning</p>

	<p>permission as it was an industrial area.</p> <p>The Legal Adviser informed the Committee that due to the information that had been recently submitted this should be properly considered and we would then need to follow due process and bring a recommendation back to Committee.</p> <p>Members asked if the application could return to this Committee as soon as practically possible.</p> <p>It was proposed by Councillor Tebbutt and seconded by Councillor Allebone that the application be deferred.</p> <p>It was agreed that the application be DEFERRED, contrary to the recommendation in the report, on the grounds that further information had been received from the applicant and agent which needed to be considered by officers.</p>
--	---

(Members voted on the motion to defer the application. Although the recommendation in the report was refusal, officers asked the committee to consider deferring the planning application due to further information that had been received from the applicant and agent which needed to be considered by officers).

(Voting: For: 9; Against 1)

The application was therefore
DEFERRED

44 Delegated Officers Report

None.

45 Exempt Items

None.

46 Close of Meeting

The meeting closed at 8.33 pm.

Chair

Date