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Minutes of a meeting of the Area Planning Committee Corby

At 7.00 pm on Thursday 28 April 2022

Held at: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present: -

Members

Councillor Kevin Watt (Chair)

Councillor David Sims (Vice Chair)

Councillor Jean Addison

Councillor Ross Armour

Councillor Lyn Buckingham

Councillor William Colquhoun

Councillor Alison Dalziel

Councillor Simon Rielly

46 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Zoe McGhee.

47 MEMBERS' DECLARATIONS OF INTEREST

No Declarations were made.

48 MINUTES OF THE MEETING HELD ON 24 March 2022

The minutes of the previous meeting were moved by Councillor Addison and seconded by Councillor Colquhoun.

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 24 March 2022.

49 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 Planning Application report and supplemented verbally at the meeting.

The report included details of the application 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: -

43 **20/00538/DPA**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Erection of 26 dwellings including associated infrastructure and landscaping.</p> <p>Application No: 20/00538/DPA</p> <p><u>Speakers:</u></p> <p>Mrs Fennel addressed Committee expressing concerns regarding the impact on Church Street that the extra traffic would cause, there could be another 59 cars at this site.</p> <p>Safety was also a concern as there was no footpath along Church Street, there was no safe walking route to school.</p> <p>Parish Council representative Cllr Shepard addressed Committee, this site was in a conservation area, Church Street was used as a rat run. The school is already full. The area regularly flooded and additional buildings would make this worse. There should be more Executive type properties built, less houses with more space.</p> <p>Mr Stephenson was the agent for the application and explained that the applicant sought to vary the current approval.</p>	<p>Members received a report that sought planning permission for erection of 26 dwellings, infrastructure, and landscaping at Glebe Farm, 10a Church Street, Weldon.</p> <p>Members had listened to the objectors and agent, the agent was asked about the safety of people using Church Street to walk down as there was no footpath, the agent explained that the applicant would be providing a footpath which would join with the footpath at the church.</p> <p>It was noted that not all properties on Church Street were listed and it was good to have a mix of demographics.</p> <p>Members were pleased to see that some of the properties would be affordable social housing.</p> <p>Following debate, it was proposed by Councillor Sims and seconded by Councillor Armour that the application be approved, in line with the officers' recommendation.</p> <p>It was agreed that the application be APPROVED with the following conditions:</p>

<p>There would be 2 more affordable homes, a substantial amount of money for education, positive changes supported by Statutory Consultees providing above normal S106 contributions.</p> <p>Feedback from Council was that affordable homes were needed; this would create a balanced community. The applicant was also providing a pelican crossing on Church Street and footpath to link the two currently existing.</p>	
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It was therefore resolved that the application be Approved subject to completion of a s106 Agreement, and the conditions as set out below.

Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- Location Plan, Dwg. No.- RDC1150/001
- Planning Layout, Dwg. No.- RDC1150/101C

- Type 3A - Plans and Elevations, Dwg. No.- RDC1150-120
- Type 5 - Plans and Elevations, Dwg. No.- RDC1150-121A
- Type 6. Plans and Elevations, Dwg. No.- RDC1150-122
- Type 12. Elevations, Dwg. No- RDC1150-125
- Type 12. Plans, Dwg. No- RDC1150-126
- Type 17. Elevations, Dwg. No.- RDC1150-127
- Type 17. Plans, Dwg. No.- RDC1150-128
- Type 15 &16. Plans, Dwg. No.- RDC1150-129
- Type 15 &16. Elevations, Dwg. No.-RDC1150-130
- Type 13. Plans and Elevations, Dwg. No.- RDC1150-131
- Type 14. Plans, Dwg. No.- RDC1150-132
- Type 14. Elevations, Dwg. No.-RDC1150-133
- Bu. Plans and Elevations, RDC1150-135B
- Mais. Plans and Elevations, Dwg. No.- RDC1150-136A
- S.Mais. Plans and Elevations, Dwg. No.-RDC1150-137A
- Type 2B4P. Plans and Elevations, Dwg. No.- RDC1150-138
- Proposed Garages, Dwg. No.- RDC1150-140B
- Proposed Garages (Plots 24-26), Dwg. No.- RDC1150-141B
- Proposed Streetscenes, Dwg. No.- RDC1150-301
- Design and Access Statement, December 2020
- Sustainable Design SPD
- Bat Survey, October 2020
- Transport Statement, Updated Nov 2020
- Preliminary Ecological Appraisal, February 2021
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020
- Ground Gas Monitoring Report, August 2018
- Historic Environment Desk Based Assessment, April 2016
- Phase 2 Ground Investigation Report, July 2018
- Drainage Strategy, ref 63124, Rev A, October 2020
- Micro Drainage File 63124, dated 11th March 2021
- Archaeological Evaluation Report, October 2020

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

Conservation

3. Prior to the commencement of development physical samples available of site of the external walling and roofing materials shall be provided to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

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

4. Prior to the commencement of development detailed drawings of the proposed windows and doors at a scale of 1:10, sections and elevations, including colours and glazing details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

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

Environmental Impact

5. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A and B have been complied with.

5 A. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5 B. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification).'

6. Unexpected contamination

In the event that 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 development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification).'

7. Construction Method Statement

No development shall take place 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 and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following including but not limited to:

- the parking and turning of vehicles of site operatives and visitors.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles.
- wheel washing facilities.
- measures to control the emission of dust and dirt during construction.
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policy 13 of the Core Spatial Strategy.

Informative: Contractors and sub-contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

8. Air Quality

I acknowledge that this site already has consent for residential however, having read the Sustainability Statement, I note there is an opportunity here to implement measures to minimise or offset road transport emissions.

The applicant could review 'Air Quality and Emissions Mitigation Guidance for Developers' document and follow the 'screening checklist' and 'air quality and emission mitigation assessment checklist' or they could just consider installing type 1 mitigations measures:

- a. The adoption of an agreed protocol to control emissions from construction sites (can be included in the construction method statement)
- b. Provision of Electric Vehicle Recharging
- c. All gas-fired boilers to meet a minimum standard of 40mg NOx/kWh or consideration of alternative heat sources

Further information on each of these measures can be found in the above referenced document.

Reason: In the interest of residential amenity and to protect public health.

Highways

9. Prior to commencement of construction on site full engineering construction and drainage details needs to be submitted to Local Planning Authority and have technical approval.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard and are available for use by construction traffic and other users of the development, in the interest of highway safety.

10. The crossing of the culvert will require a structural Approval In Principle from NCC engineers (BridgesDesign@kierwsp.co.uk). This will be required as a part of the S38 agreement.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard and are available for use by construction traffic and other users of the development, in the interest of highway safety.

11. Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing, and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to, and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

12. Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

13. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

15. Prior to first use or occupation of the development hereby permitted tactile pedestrian crossing pavers shall be provided on each side of Church Street as shown on drawing number RDC1150_101C. The tactile pavers shall thereafter be permanently retained.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

16. Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Boundary Treatment

17. A scheme showing the proposed boundary treatment of the plots and POS shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the type and height of fences, hedges, walls, or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity, a reasonable degree of privacy for occupiers of the proposed dwellings, improve security and to safeguard the privacy and amenities of the occupiers of existing neighbouring dwellings. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Ecology

18. No development shall commence on site until a bat survey has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified in the approved survey shall be fully implemented in accordance with the recommendations of that survey and shall be retained as such in perpetuity.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

19. No development shall commence on site until a badger's survey has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

20. No development shall take place (including any demolition, ground works, site clearance) until a method statement for badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works.
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used).
- c) extent and location of proposed works shown on appropriate scale maps and plans.

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.
- e) persons responsible for implementing the works.
- f) initial aftercare and long-term maintenance (where relevant).
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 6 months from the date of the planning consent, further ecological surveys shall be commissioned to i) establish if there have been any changes in the presence and/or abundance of badgers and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

Tree Protection

21. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees specified within the *Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020*. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted, or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions,

and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Landscape Scheme

22. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years, and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of comparable size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

Drainage

23. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Report on the Drainage Strategy for Proposed Development at Glebe Farm Church Street Weldon Northamptonshire ref 63124 rev A dated 30th October 2020 prepared by PRP Environmental updated with Micro Drainage File 63124 dated 11th March 2021, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include.

- i) Details (i.e., 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
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) Full details of permeable paving.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

24. No development shall take place 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 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 (e.g., 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 with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

25. Before occupation a Verification Report for the installed surface water drainage system for the site based on the approved details shall be 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) Any 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.

Foul Water

26. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to, and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding

Fire Hydrant

27. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

Sustainability

28. Notwithstanding the submitted Sustainability Checklist, the construction of the dwellings hereby permitted shall not commence until details of what measures are to be incorporated into their design to ensure high standards of resource and energy efficiency and a reduction in carbon emissions has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be incorporated within the construction of the dwellings hereby approved.

Reason: To ensure the scheme delivers sustainable buildings in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

PD Rights

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of Plots 1, 15, 16 and 18 as hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwellings hereby approved shall not be enlarged or extended without the prior written permission, on application, to the Local Planning Authority.

Reason: To safeguard the character and appearance of the Weldon Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall

be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.

Reason: To retain garage/car space for parking purposes in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

(Voting: For 7; Against 1)

The application was therefore **Agreed**

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CLOSE OF MEETING

The meeting closed at 8:05 pm.

Chair

Date