



**North Northamptonshire Area Planning Committee
(Thrapston)
30 June 2022**

Application Reference	NE/21/01330/REM
Case Officer	Patrick Reid
Location	Land Between St Christopher's Drive And A605 Oundle Bypass Oundle Northamptonshire
Development	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).
Applicant	Housing 21 - Mr Peter Smith
Agent	Saunders Boston Architects - Stuart Liles
Ward	Oundle Ward
Overall Expiry Date	8 December 2021
Agreed Extension of Time	TBC

Appendix A(1) – Committee Reported dated 3 May 2022

Appendix B(1) – Committee Update Report dated 3 May 2022

Resolution of 3 May Committee Meeting: The meeting was adjourned before this application was discussed and as such this application will be reported back to an Area Planning Committee at a later date to be agreed.

1. Recommendation

- 1.1 That reserved matters approval 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 reserved matters approval be granted to the proposed development, grant reserved matters approval subject to the conditions listed in the report or substantially similar conditions, or:
 - If the LLFA recommends/seek minor amendments that are not material to the scheme, such amendments can be received from the Applicant, and if they address the requests, grant reserved matters approval subject to the conditions listed in the report or substantially similar conditions; or
 - If the LLFA recommends that reserved matters approval be refused, then refuse reserved matters approval 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 in consultation with the Chair and Vice Chair of the Area Planning Committee, 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 reserved matters approval on the grounds of surface water drainage.

2. The Proposal

- 2.1 The proposal is the same as presented at the 3 May meeting and this report should be read in conjunction with Appendix A(1) so Members have a full understanding. However, since then the Applicant has provided the following additional information:
- Response to drainage comments, received 16 May;
 - Drawings showing roof heights/levels received 4 May;
 - Amended Drainage Statement received 10 June (in response to LLFA comments received 8 June).
- 2.2 The design of the development has not altered beyond the additional information being received relating to drainage.

3. Site Description

- 3.1 As per 3 May report.

4. Relevant Planning History

4.1 As per 3 May report.

5. Consultation Responses

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

5.1 Neighbours / Responses to Publicity

No further representations received.

5.2 Anglian Water

Comments received since 3 May meeting:

It is confirmed that there is capacity within the foul network to accommodate the flows from the development proposals without the need for mitigation.

The concerns raised by Members and local residents have been investigated and it is confirmed that there is an on-going historical issue related to flow backing up from the pumping station in heavy storm conditions.

We have undertaken a full serviceability on the pumping station which reported no issues, and the station is performing well in normal conditions. The wet well has regular cleans and has a relatively new pump impellers and wear plates.

As stated above the issues regarding flooding and overflow was a result of exceptional weather. We do not, and cannot, design our network to accommodate unattenuated flows caused by storm events. OFWAT, our regulator, recognises this and confirms that in such situations no breach of statutory duty has taken place.

We have installed 2 flow monitors in the following locations:

Manhole 7900 on Ashton Road
Manhole 5926 south of Stoke Hill

These monitors allow us to identify any restrictions within the network and we will share the data with the relevant flood organisations. It could be that we identify areas where surface water connections have been made or general maintenance is required. We are happy to share a highlight report of this data with you on a 6 monthly basis. Please note that to fully understand the data we need 12 months' worth of monitoring information.

In summary the flooding is caused by extreme weather events and surface water entering the public system. Our pumping station and network are operating well and the proposed development can connect without the need for network improvements.

Legislation does not require new development to provide betterment, nor do our regulators expect our networks to manage and accommodate surface water in storm events. Flood management spans several organisations, such as the Lead Local Flood Authority, Highways and the Environment Agency. In situations such as this partnership working between the flood management organisations is key, it is not for a developer to manage or facilitate these discussions.

5.3 Lead Local Flood Authority (LLFA)

Comments received since 3 May meeting:

The drawing 1114-05-01 Rev A is produced for showing the drainage network. As this site is likely to have overland flow, we require more information;

1. Ground Floor – Finished floor level (only 50mm freeboard, is it adequate?)
2. Precise location of the earth bund and levels along the boundary to stop overland flow.
3. Gully positions for roof and surface water.

5.4 Tree and Landscape Officer

Briefly, I can support this application. Although the residential blocks are large in scale, the existing trees have been given enough space for their safe retention, and avoid future relationship issues with the new buildings, and the landscaping proposals appear to be well considered for an extra care facility, providing an attractive and interesting landscape setting and garden for the benefit of residents.

1, Retention and protection of existing trees

The applicant has submitted an Arboricultural Method Statement from James Blake Associates Landscape Architects, which includes a tree protection plan drawing. The design of the care facility provides sufficient space for the retained trees at the rear of the site including some protected by Tree Preservation Order 170 (Ashton Road, Oundle) 1997.

In principle the tree protection information is acceptable subject to a few minor amendments in accordance with BS5837:2012 Trees in Relation to Construction. The tree protection plan needs to be dimensioned, so that the tree protective barriers may be installed at the correct distance from the retained trees. It should be dimensioned from the stems of the tree and this should be shown on the tree protection plan. The plan submitted does not have this and is also annotated with 'Do Not Scale off this Drawing'. This needs to be precise.

With this small amendment, the tree protection details can be accepted. It is recommended the works be carried out in accordance with the tree protection proposals.

Protection of trees & hedges during works

Conditions recommended relating to tree protection during works.

Landscaping and new tree planting

The therapeutic benefits of access to a safe, and attractive outdoor environment are well recognised. The Landscape design does seem to reflect this and allows for seasonal visual interest. I would suggest some tree species are changed, for more ornamental species. Views and access to well maintained grounds and gardens can greatly enhance wellbeing and make a positive contribution to the setting of the buildings and wider visual amenity.

I am broadly supporting of the landscape proposals with a few changes to the tree species. However, they are lacking in detail and more information is required before the landscaping proposals can be considered to be acceptable. The necessary information can be secured by Conditions.

Conditions suggested requiring further landscaping details.

6. Relevant Planning Policies and Considerations

6.1 As per 3 May report.

7. Evaluation

The key issues for consideration are:

The matters that have progressed since meeting of 3 May including:

- Sewerage capacity;
- Drainage – LLFA comments;
- Trees – Tree Officer comments;
- Building heights.

7.1 Sewerage Capacity

7.1.1 Since the 3 May committee, where the application was not discussed, additional information has been received including consultation responses. This includes comments from Anglian Water who provided comments to add further clarity on the matter of the local sewerage network, due to queries being raised under the concurrent and associated application for the reserved matters of dwellings on the adjacent land under ref. NE/21/01309/REM.

7.1.2 The comments received from Anglian Water establish that the foul network can accommodate the development. They also advise that the network is in good operational order and that no network improvements are required for the proposals. Based on the advice received, it is considered the proposed foul water impact is acceptable.

7.2 Drainage – LLFA comments

- 7.2.1 Since the meeting of 3 May, comments from the LLFA were received on 8 June. Following this, the Applicant submitted a response on the 10 June answering the queries raised including gully positions, manhole sizes and details from the manufacturer that the attenuation measures can withstand traffic load when driving on the land above. This information was provided to the LLFA and their response is awaited.
- 7.2.2 It is expected that the LLFA will respond ahead of the meeting of 30 June. Until the LLFA have confirmed the acceptability of the drainage proposals in full, it is appropriate that the recommendation make the same allowances as for the meeting of 3 May. Should their comments be addressed prior to the meeting of 30 June then the recommendation can be amended within the Committee Update Report to reflect this.

7.3 Trees – Tree Officer comments were awaited

- 7.3.1 Since the meeting of 3 May, comments have been received from the Tree Officer which are supportive of the proposals. Some minor suggestions for species changes have been made. The comments have been provided to the Applicant for a response.
- 7.3.2 The landscaping scheme for the Extra Care facility is considered to be acceptable as a whole albeit some suggestions for species changes. In advance of the meeting on 30 June, it is anticipated that the Applicant can amend the proposed species mix to the satisfaction of the Local Planning Authority. It is expected that this matter can be concluded in the Committee Update Report.

7.4 Building heights

- 7.4.1 Since the meeting of 3 May, the Applicant has submitted additional plans to provide a clearer vision of the heights of the proposed building and land in relation to the surrounding development. The development proposal has not changed, the plans simply indicate the heights for viewing and assessment.
- 7.4.2 The height of the building is considered appropriate as confirmed in the 3 May report. The additional information further demonstrates the building height is appropriate in visual and private amenity terms.

8. Other Matters

- 8.1 Neighbour comments: no representations received since 3 May.

9. Conclusion / Planning Balance

- 9.1 Since the 3 May meeting, comments have been received from Anglian Water, the LLFA and the Tree Officer. Additionally, additional plans indicating the heights of roofs/buildings on and around the site have been provided to give a clearer view of the Extra Care building proposed in relation to its surrounding. The Applicant has also provided answers to the queries raised by the LLFA.

- 9.2 Whilst the response from the LLFA is awaited, it is appropriate that the recommendation remains the same as for the 3 May committee. Potentially the LLFA may confirm the additional information addresses their concerns, in which case the recommendation can be for approval subject to conditions.
- 9.3 The comments from the Tree Officer indicate the landscaping proposals are broadly acceptable although some species changes are suggested. It is expected that this matter can be resolved prior to the meeting on 30 June and will be reported as an update to the Committee.

10. Recommendation

- 10.1 That reserved matters approval 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 reserved matters approval be granted to the proposed development, grant reserved matters approval subject to the conditions listed in the report or substantially similar conditions, or:
 - If the LLFA recommends/seek minor amendments that are not material to the scheme, such amendments can be received from the Applicant, and if they address the requests, grant reserved matters approval subject to the conditions listed in the report or substantially similar conditions; or
 - If the LLFA recommends that reserved matters approval be refused, then refuse reserved matters approval 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 in consultation with the Chair and Vice Chair of the Area Planning Committee, 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 reserved matters approval on the grounds of surface water drainage.

11. Conditions / Reasons for Refusal

- 11.1 As per the conditions recommended on 3 May and with the following amendment to the listed conditions to refer to the plans received on 4 May with dimensions:
- 11.2 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. SBAXXZZDRA510 rev. E;
- Elevations Sheet 02. Ref. SBAZZXXDRA511 rev. E;
- Ground Floor Plan ref. SBAXXXDRA504 rev. H;
- Upper Floor Plans ref. SBAXXXDRA505 rev. F;
- Site Sections ref. SBAXXZZDRA520 rev. D;
- Apartment Plans ref. SBAXXZZDRA 010 rev. B;
- Cycle & Smoking Shelter ref. SBAXXZZDRA011 rev. A;
- Roof Plan ref. SBAXXXDRA506 rev. C;
- 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.

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. SBAXXZZDRA510 rev. D and Elevations Sheet 02. Ref.SBAZZXXDRA511 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. SBAXXZZDRA520 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.

11.3 Additional conditions recommended following receipt of Tree Officer comments:

8. No development or other operations shall commence on site until the existing trees and hedges to be retained have been protected in accordance with the Arboricultural Method Statement by James Blake Associates

Landscape Architects, and the tree protective fencing erected in accordance with the Tree Protection Plan, drawing number JBA 21/185, which shall be annotated with the measurement of the distance between the retained trees and the tree protective fencing. This amendment shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the approved works do not harm nearby trees and hedges.

9. The erection of fencing for the protection of any retained tree or hedge shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason: To ensure the approved works do not harm nearby trees and hedges.

12. Informatives

- 1 As per report of 3 May.