

COUNCIL MEETING – 14 JULY 2020

REPORT OF THE VIRTUAL PLANNING COMMITTEE

10 June 2020

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, Graves, Griffiths, G Lawman, Maguire, Skittrall, Scarborough, Stevenson and Ward.

Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Mr C Law (Senior Development Management Officer) Mrs E Granger (Legal Adviser), Mrs C Mundy and Mrs F Hubbard (Democratic Services Officers) and Mrs E Robinson (Democratic Services Support Assistant).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that no apologies were received.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Localism Act 2011 and the council's code of conduct and rules of procedure, the under-mentioned councillors declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
Griffiths	9	WP/20/00244/CRA	Other – in my county ward. I have been lobbied but I have the report and will listen to the debate and then vote
Lawman	5	WP/17/00525/REM	Other – I am a local resident and aware of objectors
Lawman	6	WP/20/00099/REM	Other – I am a local resident and aware of objectors
Lawman	7	WP/20/00100/REM	Other – I am a local resident and aware of objectors
Lawman	9	WP/20/00244/CRA	Disclosable Pecuniary Interest (DPI) – Northamptonshire County Council

matter - I am
a member of
their
Development
Committee

3. CONFIRMATION OF MINUTES – 18 MARCH 2020

RESOLVED that the minutes of the planning committee held on 18 March 2020, be confirmed and signed.

4. REPORT OF THE PRINCIPAL PLANNING MANAGER

RESOLVED that the annexed circulated report of the principal planning manager, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

5. PLANNING APPLICATION WP/17/00525/REM – SITE R4B W NORTH NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, for a reserved matters application pursuant to conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments and details of street furniture and lighting; 4 (A) (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 6 (accordance with the planning application development framework plan); 31 (nationally described space standards) and 32 (national accessibility standards) of planning application WP/16/00271/VAR for 40 dwellings - amended description and plans and design code compliance and access statement at Site R4B W North, Niort Way, Wellingborough for Mr S Pearson.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that the reserved matters consent be approved in relation to access, scale, appearance, layout and landscaping, and subject to the conditions set out in the report. Conditions 4(a), 4(b), 4(c), 4(A) (c), 6 and 31 can be partially discharged.

A request to address the meeting had been received from the architect on behalf of the applicant.

The speaker addressed the committee via the Microsoft Teams Platform through the conference call facility.

The speaker highlighted the responses to statutory consultees, most notably urban design, highways, landscape and crime prevention. The scheme had been amended repeatedly to incorporate consultee requirements which resulted in no statutory objections being raised.

He reported that the scheme sits at an average density for Glenvale Park and is in accordance with design guidance, it delivers four affordable dwellings and the tenure and mix have been agreed with a registered provider which will contribute to the overall affordable housing requirement of Glenvale Park.

The speaker stated that the scheme responds positively to the site and its particular constraints and contributes to a successful collaboration between themselves and the commercial centre applicants. He commented that the case officer expertly negotiated and was diligent and thorough in her assessment of the merits of the submitted schemes.

The committee was given the opportunity to ask questions for clarification.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Aslam that the reserved matters planning consent be approved.

On being put to the vote, the motion for approval was carried by 10 votes and one against.

RESOLVED that the reserved matters planning consent be approved in relation to access, scale, appearance, layout and landscaping, and subject to the following conditions. Conditions 4(a), 4(b), 4(c), 4(A) (c), 6 and 31 can be partially discharged:

1. The development hereby approved shall be carried out in accordance with the drawings/details of which are also approved as submission of details for sub phase R4B pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:

lag/2819/pa/001 Rev Y (proposed site plan) received 29 May 2020 conditions 4 (a), 4 (b) and 6; lag/2819/pa/003 Rev C (site location plan) received 10 June 2020;

lag/2819/pa2/004 Rev D (proposed boundary treatment plan) received 29 May 2020 condition 4(c);

lag/2819/pa/006 Rev A (proposed refuse/garden layout) received 20 May 2020 condition 4 (A)(c);

LAG/2819/PA/200 Rev C (Ballymore and Belmore (2B3P) plots 31 and 32 received 23 April 2020 condition 4 (a);

LAG/2819/PA/250 Rev C (Armoy & Acton with Cookston plots 38, 39 and 40) received 23 April 2020 condition 4 (a);

LAG/2819/PA/300 Rev C (Comber (3B4P) type 01 plots 22 (handed) and 23) received 23 April 2020 condition 4 (a);

LAG/2819/PA/350 Rev C (Comber (3B4P) type 02 plots 26 (handed) and 27) received 23 April 2020 condition 4 (a);

LAG/2819/PA/400 Rev C (Cookstown (3B5P) type 01 plot 20 received 23 April 2020 condition 4 (a);

LAG/2819/PA/420 Rev C (Cookstown (3B5P) type 02 plot 28 received 23 April 2020 condition 4 (a);

LAG/2819/PA/440 Rev C (Cookstown (3B5P) type 03 plot 21 received 23 April 2020 condition 4 (a);

LAG/2819/PA/460 Rev C (Cookstown CT (3B5P) type 04 plots 33 and 37 received 23 April 2020;

LAG/2819/PA/500 Rev C (Ennis (3B4P) type 01 plots 34, 35, 36 (handed)) received 23 April 2020 condition 4 (a);

LAG/2819/PA/550 Rev C (Ennis (3B4P) type 02 plots 24 (handed) and 25) received 23 April 2020 condition 4 (a);

LAG/2819/PA/600 Rev C (Grange (4B6P) plots 2, 3, 4 and 5 (Terraced) received 23 April 2020 condition 4 (a);

LAG/2819/PA/700 Rev E (Greystones (3B5P) (type 01 plot 18 (handed), 19) received 20 May 2020 condition 4 (a);

LAG/2819/PA/800 Rev D (Hollywood (3B6P) plots 1 and 6 (handed)) received 23 April 2020 condition 4 (a);

LAG/2819/PA/900 Rev C (mews floor plans plots 7 -17) received 23 April 2020 condition 4 (a);

LAG/2819/PA/910 Rev C (Mews Elevations)) received 23 April 2020 condition 4 (a);

LAG/2819/PA/1000 Rev C (affordable (2B4P) Type 01 plots 29 (handed) & 30 Shared Ownership) received 23 April 2020 condition 4 (a);

LAG/2819/PA/1100 Rev A (double garage plots 19 & 20) received 23 April 2020 condition 4 (a);

LAG/2819/PA/1150 Rev A (single garage plots 18 & 28) received 23 April 2020 condition 4 (a);

LAG/2819/PA/1200 Rev A (cycle sheds small and large) received 20 April 2020 (condition 4 (b);

LAG/2819/PA/903 (national space standards compliance Mews plot 9) received 23 April 2020 condition 31;

LAG/2819/PA/905 (national space standards compliance Mews floor plan Maryborough) received 23 April 2020 condition 31;

LAG/2819/PA/901 (national space standards compliance Mews GF & 1F) received 23 April 2020 condition 31;

LAG/2819/PA/904 (national space standards compliance Mews floor plan Claire) received 23 April 2020 condition 31;

LAG/2819/PA/1001 (national space standards compliance 2b4p) received 23 April 2020 condition 31;

LAG/2819/PA/301 (national space standards compliance Comber type 01/02) received 23 April 2020 condition 31;

LAG/2819/PA/201 (national space standards compliance Ballyroe floor plan) received 23 April 2020 condition 31;

LAG/2819/PA/252 (national space standards compliance Armoy floor plan) received 23 April 2020 condition 31;

LAG/2819/PA/202 (national space standards compliance Belmore floor plan 1F) received 23 April 2020 condition 31;

LAG/2819/PA/251 (national space standards compliance Acton floor plan) received 23 April 2020 condition 31;

LAG/2819/PA/501 (national space standards compliance Ennis House Type 01/02) received 23 April 2020 condition 31;

LAG/2819/PA/401 (national space standards compliance Cookstown Type 01) received 23 April 2020 condition 31;

LAG/2819/PA/902 (national space standards compliance Mews plot 8) received 23 April 2020 condition 31;

LAG/2819/PA/601 Rev A (national space standards compliance Grange) received 20 May 2020 condition 31;

LAG/PA/701 Rev A (national space standards compliance Greystones) received 20 May 2020 condition 31;
LAG/PA/801 (national space standards compliance Hollywood) received 23 April 2020 condition 31;
LAG/2819/PA/601 (national space standards compliance Mews plot 8) received 23 April 2020;
2819 National Space Standards Checklist Revision D received 20 May 2020 condition 31;
48520/SK001 (vehicle swept path analysis) received 23 April 2020 condition 4 (b);
CSA/3380/100 Rev C (soft landscape proposals) received 29 May 2020 condition 4 (c).
LAG-2819-007 Rev A-Highways Layout received 29 May 2020 condition 4 (b).

Reason: To define the permission and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. No construction works shall commence in any parcel until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless an alternative timetable is otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

3. No construction works shall commence until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards, intermediate or final that estate streets serving each phase of the development will be completed prior occupation of dwellings served.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an appropriate standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the estate street phasing and completion plan.

Reasons: To ensure that the estate 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.

5. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. All hard and soft landscape works shown on drawing number CSA/3380/100 Rev C (soft landscape proposals) received 29 May 2020 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase 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. 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.

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.

7. Notwithstanding the submitted details, no development above slab level shall take place in any phase or sub phase until full details of the materials to be used in the construction of the external surfaces (including facing brick, roof treatment and cladding) and architectural detailing (including windows, doors, reveals and cills, rainwater goods, flue/vent extracts, soffits/fascia/bargeboards/verge trim and design/location of meter boxes) of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in each phase or sub phase in accordance with the approved details.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

8. No building hereby permitted shall be occupied until the refuse store, and facilities allocated for storing of recyclable materials, as shown drawing number lag/2819/pa/006 Rev A (proposed refuse/garden layout) received 20 May 2020 has been completed in accordance with

the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

9. No building hereby permitted shall be occupied in any phase or sub phase until the external car/vehicle parking areas shown on drawing number lag/2819/pa/001 Rev Y (proposed site plan) received 29 May 2020 has been constructed, surfaced and permanently marked out. The external car parking areas 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.

10. Prior to the first occupation of any dwelling in any phase or sub phase details of the proposed lighting scheme for the lighting of the shared private driveways and shared parking courts shall be submitted to and approved in writing by the local planning authority. The scheme shall include a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling in any phase or sub phase and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

11. Prior to the construction of the development above slab in level in each phase a scheme for the provision of external electrical wiring to allow occupiers to fit charging sockets for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings in each phase that will benefit from such provision and the location of the external wiring to be installed to those dwellings. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the provision is made'.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 110 (e) of the National Planning Policy Framework.

12. No dwelling hereby permitted shall be occupied until the associated cycle parking provision shown on the approved drawing numbers lag/2819/pa/001 Rev Y (proposed site plan) received 29 May 2020 and LAG/2819/PA/1200 Rev A (cycle sheds small and large) received 20 May 2020 has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

13. Before the first occupation of each associated dwelling the boundary treatment details shown on drawing number lag/2819/pa2/004 Rev D (proposed boundary treatment plan) received 29 May 2020 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 provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

6. PLANNING APPLICATION WP/20/00099/REM – SITE FOR SCHOOL W NORTH NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, for a reserved matters application pursuant to WP/16/00271/VAR, specifically conditions 4 (a) (the layout, scale, appearance, access and landscaping); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments and details of street furniture and lighting; 4 (d) layout and design of public open space; 4A (a) layout, design and specification of drainage infrastructure; 4A (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 6 (accordance with the planning application development framework plan); 10 (structural landscape scheme); 19 (foul water drainage); 20 (surface water drainage); 23 (sustainability statement/assessment), for proposed primary school, community centre, nursery and local children's play area (separate to the play provided as part of the primary school), comprising vehicular parking, hard and soft landscaping, and areas of hard and soft play, at Glenvale Park (Wellingborough North) at site for school W North Niort Way, Wellingborough for Mr M Best.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that the reserved matters consent should be approved in relation to access, scale, appearance, layout and landscaping and subject to the conditions set out in the report. Conditions 4(a), 4(b), 4(c), 4(d), 4(A) (a), 4 (A) (c), 6, 10, 19, 20 and 23 can be partially discharged.

Requests to address the meeting had been received from the agent (planner) and the architect for any questions of clarification from members of the committee.

The speakers were available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

A member asked the architect what changes had been made to settle the requirements from Northamptonshire County Council.

The architect explained that Northamptonshire County Council had queried the building ability of the extensions to the school. The architect explained how the work would be delivered to the minimal impact on the school.

A member remarked that he welcomed the community centre and the school facility on the same site. Another member commented on the importance of other infrastructure on this development in relation to the school, footpath and cycle paths. One member considered the site to be perfect for a school.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Aslam that the application for reserved matters consent be approved.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED that the application for reserved matters consent be approved in relation to access, scale, appearance, layout and landscaping and subject to the following conditions. Conditions 4(a), 4(b), 4(c), 4(d), 4(A) (a), 4 (A) (c), 6, 10, 19, 20 and 23 can be partially discharged.

1. The development hereby approved shall be carried out in accordance with the drawings/details of which are also approved as submission of details for the sub phase relating to the primary school, community centre, nursery and local childrens play area pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:
SCH267 (S) 001 Rev B (site location plan) received 20 April 2020;
SCH267 (SK)001 Rev L (proposed site plan) received 19 May 2020 conditions 4(a), 4 (b), 4 (c), 6, 4 (d));
SCH267 (SK)002 Rev F (proposed ground floor plan (primary school) received 17 April 2020 condition 4(a);
SCH267 (SK)003 Rev E (proposed elevations (primary school) received 11 May 2020 condition 4(a);

SCH267 (SK)006 Rev C (proposed roof plan) received 17 April 2020 condition 4(a);
SCH267 (SK)010 Rev C (3d views) received 17 April 2020 condition 4(a);
SCH267 (SK) 014 (cycle parking) received 19 May 2020 condition 4(b);
SCH267 (SK)015 Rev C (waste management plan) received 20 April 2020 condition 4(A) (c);
SCH267 (SK)016 Rev A (primary school- pupil access routes) received 20 April 2020 condition 4 (b);
SCH267 (SK)101 (proposed ground floor plan (community centre and nursery) phase 1 received 18 February 2020 condition 4(a);
SCH267 (SK)102 Rev G (proposed ground floor plan (community centre & nursery) received 18 February 2020 condition 4(a);
SCH267 (SK) 103 Rev B (proposed roof plan) received 18 February 2020 condition 4(a);
SCH267 (SK) 105 Rev D (proposed elevations (community centre & nursery) received 18 February 2020 condition 4(a);
SCH267 (SK) 110 Rev C (3d views (community centre & nursery) received 18 February 2020 condition 4(a);
SCH267 RO3 Rev A New Primary School, Community Centre and Nursery Wellingborough North Design and Access Statement Rev A received 17 April 2020 condition 4 (a), 4 (b), 4 (c), 4 (d), 6, 10 and 23;
CSA/2290 133 Rev C (school & community centre landscape proposals_sheet 1 of 3) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
CSA/2290 134 Rev C (school & community centre landscape proposals_sheet 2 of 3) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
CSA/2290 135 Rev C (school & community centre landscape proposals_sheet 3 of 3) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
CSA/2290 136 Rev A (school & community centre play area general arrangement plan) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
CSA/2290 137 Rev B (school & community centre play area soft Landscape proposals) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
CSA/2290 145 Rev C (school & community centre landscape masterplan) received 19 May 2020 (conditions 4 (a), 4 (c) and 10);
27391 500 004 Rev J (Wellingborough North detailed design highway access drainage layout sheet 4 of 4) received 18 February 2020 (conditions 4(d) and 20);
27391 2089 001 Rev B (primary school development finished floor levels) received 20 April 2020 conditions 4(a), 4(d) and 20;
27391 2089 002 Rev A (North Wellingborough primary school development surface and foul water drainage layout) received 20 April 2020 (conditions 4(d), 19 and 20);
27391 2089 003 Rev A (primary school development overland flows routing) received 20 April 2020 (conditions 4(d) and 20);
27391 2089 004 Rev A (primary school development maintenance and adoption strategy) received 20 April 2020 (conditions 4(d), 19 and 20);
27391 2089 005 Rev D (primary school development swept path analysis) received 20 April 2020 (condition 4 (b));

Stantec technical note reference 27391 TN026 dated 14 January 2020 in relation to North Wellingborough primary school and community centre reserved matters application - surface water drainage and flood risk (12 pages) received 10 March 2020 (conditions 4(d) and 20); MicroDrainage File 200117 dated 17th January 2020 received 10 March 2020 (conditions 4(d) and 20); North Wellingborough primary school and community centre BREEAM Pre-Assessment Rev 1 by Environmental Economics Ltd dated 19 December 2019 (34 pages) received 18 February 2020 (condition 23); (SK) 013 (reception airlock (primary school)) received 19 May 2020 condition 4 (a);

Reason: To define the permission and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No3) (England) Order 2009.

2. Notwithstanding the submitted details, no development above slab level for either the primary school, the community centre, or the pre school nursery shall take place until full details including samples of the materials to be used in the construction of the external surfaces (including facing brick, roof treatment and cladding panels which should consist of a single sheet) and architectural detailing (including windows, doors, reveals and cills, rainwater goods, flue/vent extracts, soffits/fascia/bargeboards/verge trim and design/location of meter boxes) of the primary school, the community centre and the pre-school nursery hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out for either, the primary school, the community centre, or the pre school nursery in accordance with the approved details.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

3. No building hereby permitted for either the primary school, the community centre, or the pre school nursery shall be occupied until the refuse store, and facilities allocated for storing of recyclable materials, as shown drawing number SCH267 (SK) 015 Rev C (waste management plan) received 20 April 2020 has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with either the primary school, the community centre, or the pre school nursery of the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No building hereby permitted for either the primary school, the community centre, or the pre school nursery shall be occupied until the external car/vehicle parking areas shown on drawing number SCH267 (SK) 001 Rev L (proposed site plan) received 19 May 2020 has been constructed, surfaced and permanently marked out. The external car parking areas provided with either the primary school, the community centre, or the pre school nursery shall be maintained as a permanent ancillary to the developments 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.

5. No building hereby permitted for either the primary school, the community centre, or the pre school nursery shall be occupied until the associated cycle parking provision shown on the approved drawing numbers SCH267 (SK)001 Rev L (proposed site plan) received 19 May 2020 and SCH267 (SK) 014 (cycle parking) received 19 May 2020 has been completed. Thereafter, the cycle parking provision for either the primary school, the community centre, or the pre school nursery shall be kept free of obstruction and shall be available for the parking of cycles only.

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

6. All hard and soft landscape works shown on drawing numbers CSA/2290 133 Rev C (school & community centre landscape proposals sheet 1 of 3); CSA/2290 134 Rev C (school & community centre landscape proposals sheet 2 of 3) and CSA/2290 135 Rev C (school & community centre landscape proposals sheet 3 of 3); CSA/2290 136 Rev A (school & community centre play area general arrangement plan); CSA/2290 137 Rev B (school & community centre play area soft Landscape proposals) received 19 May 2020 and CSA/2290 145 Rev C (school & community centre landscape masterplan) received 19 May 2020 shall be carried out in the first planting season following the occupation of the associated building for the primary school, the community centre, or the pre-school nursery 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. 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.

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.

7. Before the first occupation of any building for the primary school, the community centre, or the pre school nursery the boundary treatment details shown on drawing number SCH267 (SK)001 Rev L (proposed site plan) received 19 May 2020 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 provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

8. Prior to the development above slab level for the primary school, the community centre, or the pre school nursery, details of the proposed CCTV coverage of the plaza and car parks serving the primary school, the combined community centre and pre-school nursery shall be submitted to and approved in writing by the local planning authority. This shall include details of the CCTV poles and cameras, their siting and area of coverage. The approved details shall be installed on the site prior to the first use of any associated building for the primary school, the community centre, or the pre school nursery and shall be retained thereafter.

Reason: To reduce the likelihood of crime, disorder and anti-social behaviour occurring in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

9. Prior to the development of the primary school above slab level, details of the proposed biodiversity enhancements to the habitat areas shown on hereby approved drawing number (SK) 001 Rev L (proposed site plan) received 19 May 2020 shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the types, numbers and spacings of trees, shrubs, meadow grasses, bat, bird, insect boxes and bug hotels. The approved details shall be installed on the site prior to the first use of the associated primary school and shall be retained thereafter.

Reason: To enhance the biodiversity of these habitats areas in accordance with policy 4 of the North Northamptonshire Joint Core Strategy, policy site 2 (J) of the Plan for the Borough of Wellingborough and advice contained within chapter 15 of the National Planning Policy Framework.

10. Before the first of occupation of the building for the primary school details of the public art within the recessed 'atrium' space leading to the school entrance shall be submitted to and approved in writing by the local planning authority. This could consist of artwork suspended from the canopy or integrated into the vertical glazing above the entrance

door and artwork incorporated into a wall mounted panel provided in the wall adjacent to the entrance door to the school. The approved details shall be implemented prior to the first use of the primary school and shall be retained in that form thereafter.

Reason: To ensure that the entrance to the primary school is prominent and a clearly defined memorable feature in the sites immediate and wider streetscene in accordance with policy 8 (d) (i) and (iii) of the North Northamptonshire Joint Core Strategy.

11. Prior to the construction above slab level of any building for either the primary school, the community centre, or the pre school nursery an acoustic assessment demonstrating the effects of the internal and external use of the primary school, the community centre, the pre-school nursery and external multi use games area on residential development parcels in phase 1 of Glenvale Park shall be submitted to and approved in writing by the local planning authority. Any acoustic report should consider auxiliary equipment; school pitches, the multi use games area as well as noise emitted from the buildings and should include any necessary mitigation measures. The approved scheme and mitigation measures shall be implemented before the first use any building or external for either the primary school, the community centre, or the pre school nursery and shall be retained in that form thereafter.

Reason: In the interest of safeguarding residential amenity in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

12. Prior to the first operation of any building for either the primary school, the community centre, or the pre school nursery, a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the local planning authority. The development for either the primary school, the community centre, or the pre school nursery, shall be carried out in accordance with the approved details. The equipment shall be maintained so that the rating level of noise emitted from the proposed plant and equipment to be installed on the site in any phase or sub phase (determined using the guidance of BS4142:2014) shall not exceed the existing measured background noise level (LA90,T) as measured at a location representative of the nearest noise sensitive receptor property during both the daytime (07:00 -23:00) and night time (23:00 - 07:00) period, whenever it is operating as agreed with the local planning authority. After installation of the approved plant for either the primary school, the community centre, or the pre school nursery, no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: To protect the residential amenity of the locality in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

13. Prior to the first operation of any building for either the primary school, the community centre, or the pre school nursery a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of any building for either, the primary school, the community centre, or the pre school nursery. The extraction and treatment equipment shall be maintained in any phase or sub-phase and operated in compliance with the approved scheme. After installation of the approved plant no new plant or ducting system for either the primary school, the community centre, or the pre school nursery shall be used without the written consent of the local planning authority.

Reason: To prevent transmission of odours into neighbouring premises to protect amenity in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

14. Prior to the construction above slab level of the community centre, a noise impact assessment shall be undertaken to determine the level of mitigation required for the community centre and shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the first use of the community centre building.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

15. Prior to the first use of the community centre and external multi use games area a noise management plan for the community centre and external multi use games area shall be submitted and approved by the local planning authority. The approved scheme for the community centre and external multi use games area shall be thereafter implemented and adhered to. Any variation to the approved scheme shall have received written approval of the local planning authority.

Reason: In the interests of residential amenity in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

16. The use of the multi use games area hereby permitted shall only operate between the hours of 08:00 and 20:00.

Reason: In the interests of residential amenity in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

17. Prior to the construction of the development above slab in level for either the primary school, the community centre, or the pre school nursery details of a charging point for electric vehicles to be installed for either the primary school, the community centre, or the pre school nursery shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the

first occupation of each associated building for either the primary school, the community centre, or the pre school nursery.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 110 (e) of the National Planning Policy Framework.

7. PLANNING APPLICATION WP/20/00100/REM – SITE R4a LOCAL CENTRE W NORTH, NIORT WAY, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, for a reserved matters application pursuant to WP/16/00271/VAR, specifically conditions 4 (a) (the layout, scale, appearance); 4 (b) vehicle, cycle and foot access routes and parking; 4 (c) hard and soft landscaping including boundary treatments ;4 (d) layout and design of public open space; 4A (a) layout, design and specification of drainage infrastructure; 4A (c) waste management facilities strategy and waste audit, including arrangements for the provision of waste collection receptacles; 6 (accordance with the planning application development framework plan); 10 (structural landscape scheme); 19 (foul water drainage); 20 (surface water drainage); 23 (sustainability statement/assessment), for proposed local centre, comprising 968m² of Use Class A1 (food retail and commercial units), 162m² of Use Class A3 (food and drink unit), 5 no. apartments of Use Class C3, and 538m² of Use Class D2 (gym) with associated parking, landscape works, at Glenvale Park (Wellingborough North) at Site R4a Local Centre W North, Niort Way, Wellingborough for Mr M Best.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that the reserved matters consent should be approved in relation to access, scale, appearance, layout and landscaping and subject to the conditions set out in the report. Conditions 4(a), 4(b), 4(c), 4 (d). 4A(a) 4 (A) (c), 6, 10, 19, 20 and 23 can be partially discharged.

Requests to address the meeting had been received from the agent (planner) and the architect for any questions of clarification from members of the committee.

The speakers were available to address the committee via the Microsoft Teams Platform through the conference call facility.

The committee was given the opportunity to ask questions for clarification.

A few questions were raised with the architect. One member wanted clarification that unit 5 was not a drive-through for takeaways to which the architect confirmed it was not. The same member asked questions in relation to timescales taking into account the impact that covid 19 could have on retail and commercial use. The architect responded by saying it was very difficult to predict but he would anticipate the first quarter of next year all being well,

arising with construction and first movements in 2021. Another member sought clarification of any electrical points in parking areas to which the architect confirmed there would be two electric parking bays next to the single A3 parking unit.

The chairman then invited the committee to determine the application.

It was proposed by Councillor Bell and seconded by Councillor Morrall that the application for reserved matters consent be approved.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED that the application for reserved matters consent be approved in relation to access, scale, appearance, layout and landscaping and subject to the following conditions. Conditions 4(a), 4(b) 4(c), 4(d). 4A(a), 4(A) (c), 6, 10, 19, 20 and 23 can be partially discharged:

1. The development hereby approved shall be carried out in accordance with the drawings/details of which are also approved as submission of details for sub phase R4a (local centre) pursuant to conditions under the outline planning permission reference WP/16/00271/VAR as set out below:
 - 1033-1001 Rev P1 (site location - site plan) received 14 February 2020; 1033-003 Rev P5 (site location - site plan) received 21 May 2020 (conditions 4 (a)), 4(b), 6);
 - 1033-004 Rev P2 (proposed GF FF plans retail units 1-4 and residential 5 apartments) received 14 February 2020; (condition 4 (a), 4 (b), 4 (A) (c));
 - 1033-005 Rev P4 (proposed elevations retail units 1-4 and residential 5 apartments) received 12 May 2020; (condition 4 (a));
 - 1033-006 Rev P2 (proposed GF FF plans food store and gym) received 14 February 2020; (condition 4 (a), 4 (A) (c));
 - 1033-007 Rev P3 (proposed elevations plans food store and gym) received 12 May 2020; (condition 4 (a));
 - 1033-008 Rev P10 (site layout - block plan) received 21 May 2020 (conditions 4 (a) and 10);
 - 1033-012 Rev P3 (proposed elevations and floor plan retail unit) received 12 May 2020; (condition 4 (a) and 4 (A) (c));
 - 1033-013 Rev P2 (proposed street elevations) received 14 February 2020 (condition 4 (a));
 - 1033-014 Rev P1 (waste collection layout) received 14 February 2020 (condition 4 (A) (c));
 - 1033-015 Rev P1 (proposed roof plan foodstore/gym) received 14 February 2020 (condition 4 (a));
 - 1033-016 Rev P1 (site plan-movement routes) received 14 February 2020 (condition 4 (b));
 - 1033-017 Rev P4 (proposed material schedule retail and residential block) received 12 May 2020 (condition 4 (a));
 - 1033-018 Rev P3 (proposed material schedule retail unit) received 12 May 2020 (condition 4 (a));
 - 1033-019 Rev P3 (proposed material schedule foodstore and gym) received 12 May 2020 (condition 4 (a));

1033-020 Rev P6 (proposed boundary treatments) received 21 May 2020 (condition 4 (c));

1033-021 (proposed visual retail unit 5) received 14 February 2020 (condition 4 (a));

1033-022 (proposed visual retail + residential terrace) received 14 February 2020 (condition 4 (a));

1033-023 (proposed visual foodstore and gym) received 14 February 2020 (condition 4 (a));

1033-025 (crime prevention plan) received 8 April 2020 (condition 4 (a));

1033-26 (proposed elevations comparative heights) 26 April 2020 (condition 4 (a));

1033-027 (proposed south elevation-retail+residential) received 12 May 2020 (condition 4 (a));

1033-028 (proposed west elevation-retail+residential) received 12 May 2020 (condition 4 (a));

1033-029 (proposed west elevation-foodstore) received 12 May 2020 (condition 4 (a));

1033-030 (proposed south elevation-foodstore) received 12 May 2020 (condition 4 (a));

1033-031 (proposed cycle shelters) received 12 May 2020 (condition 4 (b));

27391/2086/001 Rev A (local centre development finished floor levels) received 14 February 2020 (condition 4 (A) (a));

27391/2086/002 Rev A (local centre development surface water and foul drainage layout) received 14 February 2020 (conditions 4 (A) (a), 19 and 20);

27391/2086/003 Rev A (local centre development overland flows routing) received 14 February 2020 (conditions 4 (A) (a), 19 and 20);

27391/2086/004 Rev A (local centre development maintenance and adoptions strategy) received 14 February 2020 (conditions 4 (A) (a), 19 and 20);

27391/2086/005 Rev A (local centre development swept path analysis) received 14 February 2020 (conditions 4 (b));

Technical Note TN024 North Wellingborough Local Centre Development surface water drainage and flood risk reference 27391 dated 20th December 2019 prepared by Stantec received 6 March 2020 (conditions 4 (A) (a) and 20);

CSA/2290/140 Rev C (soft landscape proposals) received 19 May 2020 (condition 4 (c) and 10);

Delivery Management Plan convenience store received 6 March 2020 (conditions 4 (b));

Crime prevention statement (revision 2) received on 8 April 2020 (condition 4(A)); Assessment report: North Wellingborough - Local Centre - Gym by Environmental Economics Ltd dated 9 December 2019 (33 pages) received 14 February 2020;

Assessment report: North Wellingborough - Local Centre - Retail by Environmental Economics Ltd dated 9 December 2019 (33 pages) received 14 February 2020;

Assessment report: North Wellingborough - Local Centre by A3 Environmental Economics Ltd dated 9 December 2019 (33 pages) received 14 February 2020;

Sustainability Statement Rev 1 by Environmental Economics Ltd dated 12 December 2019 (52 pages) received 14 February 2020.

Reason: To define the permission and to conform with the requirements of the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. No vehicles making deliveries to or from the foodstore, the gym, the retail units or A3 café/restaurant shall enter or leave the site, or machinery operated, except between the hours of 07:00 and 20:00 hours Monday to Saturday and 10:30 to 17:00 on Sundays and recognised public holidays with the exception of newspaper deliveries which are to be delivered to the front of the foodstore.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from delivery vehicles entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

3. Prior to the commencement of any construction works on site in any phase or sub phase details of the proposed lighting scheme for the lighting of the public car park, pedestrian pathways and public space shall be submitted to and approved in writing by the local planning authority. The scheme shall include a plan showing the position, type and extent of the lighting over the area to be lit. This information shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type: mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed prior to the first occupation of any building in any phase or sub phase, maintained, and operated in accordance with the approved details unless the local planning authority gives its written consent to any variation. Light trespass shall not exceed a level of 5 Lux beyond 5 metres from the boundary of the site.

Reason: To ensure that there is adequate lighting over the public car park and public square and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

4. Prior to the occupation of any part of the development, details of the proposed CCTV coverage of the local centre shall be submitted to and approved in writing by the local planning authority. This shall include details of the CCTV poles and cameras, their siting and area of coverage. The approved details shall be installed on the site prior to the first use of any building and shall be retained thereafter.

Reason: To reduce the likelihood of crime, disorder and anti-social behaviour occurring in accordance with policy 8 (e) (vi) of the North Northamptonshire Joint Core Strategy.

5. All hard and soft landscape works shown on drawing numbers CSA/2290/140 Rev C (soft landscape proposals) received 19 May 2020 shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or in accordance with a

programme for planting agreed in writing with the local planning authority. 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.

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.

6. The approved boundary treatment shall be installed before the first occupation of any unit in that phase or sub phase. Development shall be carried out in accordance with the details hereby approved on drawing numbers 1033-020 Rev P6 (proposed boundary treatments) received 21 May 2020 or such other details that shall have been submitted and approved by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the submitted details, no development above slab level shall take place in any phase or sub phase until samples of the bricks to be use in the external surfaces for the retail and residential block, the freestanding retail unit and the foodstore and gym hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in each phase or sub phase in accordance with the approved details.

Reason: In the interest of the visual amenity of the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

8. No building hereby permitted shall be occupied until the refuse store, and facilities allocated for storing of recyclable materials, as shown drawing numbers 1033-014 Rev P1 (site layout - block plan) 14 February 2020; 1033-004 Rev P2 (proposed GF FF plans retail units 1-4 and residential 5 apartments including GF residential bin store) received 14 February 2020; 1033-006 Rev P2 (proposed GF FF plans food store and gym refuse and cages store) received 14 February 2020 and 1033-012 Rev P3 (proposed elevations and floor plan retail unit proposed external store) received 12 May 2020 has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

9. No building hereby permitted shall be occupied in any phase or sub phase until the external car/vehicle parking areas shown on drawing number 1033-008 Rev P10 (site layout - block plan) received 21 May 2020 has been constructed, surfaced and permanently marked out. The external car parking areas 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.

10. No dwelling hereby permitted shall be occupied until the associated cycle parking provision shown on the approved drawing numbers 1033-004 Rev P2 (proposed GF FF plans retail units 1-4 and residential 5 apartments including GF residential enclosed cycle store) received 14 February 2020 and 1033-008 Rev P10 (site layout - block plan) received 21 May 2020 and 1033-031 (proposed cycle shelters) received 12 May 2020 has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

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

11. The hereby approved foodstore shall not be open to the public before 07:00 hours or remain open after 22:00 hours on Mondays to Sundays.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby future residents by reason of undue noise including from delivery vehicles entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

12. Prior to the construction above slab level of any phase or sub phase of the development a detailed scheme for the location, design and construction of noise barriers shall be submitted to and approved by the local planning authority unless or where the acoustic report deems or otherwise justifies any appropriate noise mitigation is or is not required. Details shall include but not limited to the acoustic properties of the barrier, and the proposed level of mitigation it shall provide. The approved scheme shall be implemented prior to the first use of any building in any phase or sub phase of the development and shall be

retained thereafter in perpetuity. The barrier shall be maintained in a satisfactory state of repair to ensure efficient operation.

Reason: To ensure that appropriate mitigation is carried out so that the proposed development does not prejudice the amenities of future occupiers of neighbouring properties and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

13. Prior to the construction above slab level of the combined retail and residential block, a scheme to demonstrate that the internal noise levels within the residential units will conform to BS8233:2014 and WHO noise guidelines values shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of any residential flat the work specified in the approved scheme shall be carried out in accordance with the approved details and be retained thereafter.

Reason: In the interests of residential amenity in relation to flats above retail units in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

14. Prior to the first use of any non residential unit in any phase or sub phases, a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details for the associated unit in any phase or sub phase. The equipment shall be maintained in a condition so that the rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS4142:2014) shall be 5 dB(A) below the existing background level noise level (LA90,T) during both the daytime (07:00 -23:00) and night time (23:00 - 07:00) period, whenever it is operating as agreed with the local planning authority. After installation of the approved plant, no new plant or ducting system shall be implemented in any phase or sub phase without the written consent of the local planning authority.

Reason: To protect the residential amenity of the locality in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

15. Prior to the commencement of any construction works on site in any phase or sub phase details of an acoustically insulated to a scheme for the hereby approved first floor gym shall be submitted to and approved by the local planning authority. The scheme shall ensure that the background noise level at the boundary of the site or the nearest noise sensitive dwelling does not increase. For the avoidance of doubt calculated noise levels at the measurement point should be 5 dB(A) below the existing background level. The approved scheme shall be implemented prior to the use of the first floor gym.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

16. Prior to the first operation of any unit in any phase or sub phase a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of any building in any phase or sub-phase. The extraction and treatment equipment shall be maintained in any phase or sub-phase and operated in compliance with the approved scheme. After installation of the approved plant no new plant or ducting system in any phase or sub-phase shall be used without the written consent of the local planning authority.

Reason: To prevent transmission of odours into neighbouring premises to protect amenity in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

17. Prior to the construction of the development above slab in level in each phase or sub phase details of a charging point for electric vehicles to be installed in each phase or sub phase shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first occupation of each associated building in that phase or sub phase.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 110 (e) of the National Planning Policy Framework.

18. No development shall take place above slab level in any phase or sub-phase until an assessment on the potential noise from the development affecting proposed residential properties in the vicinity of the boundaries of the site has been submitted to and approved in writing by the local planning authority. If the assessment indicates that noise from the development is likely to affect neighbouring residential properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority prior to any development taking place above slab level in any phase or sub-phase. The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS4142:2014 and BS8233:2014. The approved scheme shall be implemented prior to the commencement of the use of any phase or subphases and be permanently maintained thereafter.

Reason: In order that noise levels may be agreed prior to the commencement of works on site and to safeguard the amenities of nearby occupiers and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

19. The hereby approved ground floor retail units and A3 café/restaurant shall not be open to the public before 07:00 hours or remain open after 22:00 hours on Mondays to Sundays.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby future residents by reason of undue noise including from delivery vehicles entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

20. The hereby approved gym shall not be open to the public before 06:00 hours or remain open after 22:00 hours on Mondays to Friday and 06:00 to 20:00 on Saturday, Sundays and bank holidays.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby future residents by reason of undue noise including from delivery vehicles entering or leaving the site and in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

8. PLANNING APPLICATION WP/20/00131/VAR – FORMER H M PRISON, MILLERS PARK, WELLINGBOROUGH

The annexed circulated report of the principal planning manager, was received, including late letters, on planning application WP/20/00131/VAR, for an application for removal/variation of conditions 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16 & 17 of outline planning permission ref: WP/16/00786/OUT. a) seek approval for a revised access design substituting a signalised junction for the originally proposed roundabout arrangement (by varying Condition 16); b) remove conditions which refer to an Energy Centre as this building no longer forms part of the proposals (Conditions 5 and Condition 11); c) remove the condition which refers to archaeological works as these have now been completed (Condition 10); d) remove the condition which refers to a temporary access as this is not applicable (Condition 13); and e) re-word various conditions to reflect the fact that much of the information required has now been submitted and approved by the LPA (Conditions 3, 4, 6, 7, 8, 12 and 14) at the former H M Prison, Millers Park, Wellingborough for Mr M Drew.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that the planning application be approved subject to the conditions set out in the report.

A request to address the meeting had been received from the agent.

The speaker addressed the committee via the Microsoft Teams Platform through the conference call facility.

The agent referred to the outline permission granted in 2017, permitting a temporary construction access in the build phase of the project, which was to be upgraded to a permanent operational access prior to the prison being

occupied. The outline planning permission established that the operation access would take the form of a new roundabout.

He reported that following further review, Kier had determined that a signal-controlled junction would now be a preferable arrangement and sought to amend the outline planning permission to permit the alternative arrangement. The agent stated that the signal controlled junction had been designed by transport engineers at Arup and the design had been considered acceptable by Northamptonshire Highways.

The agent referred to other amendments to the outline planning permission that Kier had discharged the necessary conditions before building the new prison and some conditions were no longer relevant as they related to buildings which are no longer being provided such as the energy centre building.

He summarised by stating that that the application seeks to achieve an amended operational access whilst maintaining highway safety and keeping operational traffic away from Miller's Park.

The committee was given the opportunity to ask questions for clarification.

A member commented on cars being backed up to Turnells Mill Lane. The agent confirmed that the mini-roundabout would be sited at the junction of Doddington Road and Turnells Mill Lane. This would happen when the prison first becomes operational.

Another member referred to the late letters' list thanking the case officer for responding to his concerns in relation to the access and commented that he felt this could improve the flow of vehicles in Turnells Mill Lane with less queuing.

A member stated that he would like to have seen an energy centre as it could have been useful in this current climate.

The same member had concerns regarding the north bound bus stop having been moved to the bend near to the prison. He had concerns for overtaking vehicles and asked that Kier consider having an offset south bound so it was off the carriageway.

Another member asked the agent why this new arrangement to substitute a signalised junction design worked better.

The agent responded that the signalised junction was acceptable without any impact on highway safety and capacity.

The member was interested to know why this was done and why it would work better and felt this could impede more traffic going up and down Doddington Road and wanted a reason for the changes.

The agent stated that it was an alternative arrangement that was acceptable from highway management safety supported by Northamptonshire County Council as the highway authority.

The ward councillor for Great Doddington considered it to be good news for the residents of Millers Park but did not want to see any increase in traffic entering and exiting the site through Great Doddington. He hoped there were measures in place to stop that happening.

A member asked if the traffic coming out of Millers Park would be impeded. The agent stated that the transport note submitted shows on the southbound arm of Doddington Road there was mostly a queue of four vehicles not past the Millers Park junction so it would not prevent egress out of Millers Park.

The chairman then invited the committee to determine the application.

A member asked for reassurance that Kier would maintain regular newsletters to local residents and asked for an all routes sign when exiting the prison.

Members commented on the hatching splitter island in relation to the north bound bus stop. One member had concerns that vehicles would not see the splitter if they overtook a bus.

The ward councillor for Irchester whose ward borders onto Turnells Mill Lane and the John Lea estate commented on the good rapport between local residents and Kier and reported that he had not had many complaints at all. He also asked that he also receives Kier updates sent to residents that border his ward.

A member commented that we go ahead with this and felt that the nearby crematorium, Merry Miller Public House and the garden centre would benefit from the signal controlled lights and the roundabout. Another member welcomed the improvements which was important to the traffic flow. He also welcomed the willingness to work together to deliver the project of the prison and was sorry to see the topping out ceremony delayed due to covid 19 but looks forward to this happening and the naming of the prison.

Another member commented that he could not disagree with this splendid project of the prison but felt it was a pity to see a sub-optimal junction.

A few members had concerns about the bus bay on the corner in relation to safety and asked that this be referred back to the applicant. A member commented that the traffic lights be timed when nothing is coming out of the prison at certain times of the day. A member also commented that the traffic speed was seldom 40mph and would not want to see speed humps in the road.

It was proposed by Councillor Maguire and seconded by Councillor Lawman that the planning application be approved.

On being put to the vote, the motion for approval was carried by 9 votes and one against.

(Due to technical issues Councillor Aslam was not present for the whole discussion and debate therefore his vote for the planning application was unable to be accepted).

RESOLVED that the planning application be approved subject to the following conditions:

1. The development shall be carried out in accordance with the approved scheme to deal with the risk associated with contamination, referenced in the following documents:
Approval of conditions following planning approval decision letter from the local planning authority dated on 4 March 2019 (reference WP/19/00037/CND);
RSK Environment Ltd 'Supplementary Geo-environmental Letter Report' reference: 314007-L01 (00), dated 20 June 2018 (226 pages) received 8 February 2019;
RSK Environment Ltd 'Geotechnical Letter Report' reference: 314007-L02 (00), dated 18 June 2018 (24 pages) received 8 February 2019;
RSK Environment Ltd 'Supplementary Groundwater Sampling Letter Report' reference: 314007-L03 (00) dated 20 November 2018 (20 pages) received 8 February 2019;
Nicholls Colton 'Factual Report on Ground Investigation at HMP Wellingborough' reference: G18174-FR, dated December 2018 (176 pages) received 8 February 2019;
RSK HMP Wellingborough Remediation Method Statements Unknowns - project number 314007-R04 (01) dated January 2019 (46 Pages) received 23 January 2019; and
RSK HMP Wellingborough Gas Protection Measures Verification Plan 314007-R05 (00) dated January 2019 (29 Pages) received 23 January 2019.

Reason: To protect groundwater from potential contamination on the site in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

2. The development shall be carried out in accordance with the approved Dust Management Plan, referenced in the following documents:
Approval of conditions following planning approval decision letter from the local planning authority dated 8 June 2018 reference WP/18/00224/CND;
Kier Demolition Plan dated April 2017 (11 pages) received on 9 April 2018;
Kier Nuisance Management Standard dated April 2017 (9 pages) received on 9 April 2018;
Kier Minimum Standard - Demolition - Mobile Crushing and or Screening Operations dated April 2017 (3 pages) received on 9 April 2018;
Kier Pollution Prevention Standard dated October 2017 (17 pages) received on 9 April 2018; Kier Waste Management Plan dated October 2017 (26 pages) received on 9 April 2018); and
Approval of conditions following planning approval decision letter from the local planning authority dated 14 December 2018 reference WP/18/00700/CND;
Kier Environmental Management Plan (document reference 382311-3514-KMP-WBC000-XX-HS-W-0004-K3300 Revision number 3 (Section 4.3 page 9- 10 dust management) received on 27 November 2018

Reason: To protect the amenities of neighbouring properties in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

3. The development shall be carried out in accordance with the approved surface water drainage scheme referenced in the following:
Arup file reference 382311-3514-ARP-WBC000-XX-FN-D-0004-B0700
Revision PO1 dated 6 February 2019 (2330 pages) received on 5 August 2019 and approval of conditions following planning approval decision letter from the local planning authority dated 5 September 2019 reference WP/19/00480/CND. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To reduce the risk of flooding both on and off site in accordance with policy 5 (b) and (c) of the Joint Core Strategy and the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

4. The development shall be carried out in accordance with the the surface water drainage system as referenced in the following:
Approval of conditions following planning approval decision letter from the local planning authority dated 8 June 2018 reference WP/18/00224/CND.
GVA covering letter dated 4 April 2018 (Reference 01B804277) received on 9 April 2018;
Kier Environmental Management Plan (EMP) draft version 1.5 dated 21 March 2018 received on 9 April 2018;
Approval of conditions following planning approval decision letter from the local planning authority dated 12 February 2019 reference WP/19/00027/CND;
HMP Wellingborough Drainage Maintenance Strategy prepared by Kier undated received 17 January 2019) 12 February 2019;
Below Ground Surface Water Drainage Operation and Maintenance Plan reference 382311-3514-ARP-WBC000-XX-RP-C-0001-B1200 Issue 01 dated 21st November 2018 prepared by Arup (5 pages) received 17 January 2019.
This maintenance plan shall be carried out in full thereafter.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with policy 5 (b) of the Joint Core Strategy.

5. The development shall be carried out in accordance with the approved Verification Report, as referenced in the following:RSK HMP Wellingborough Gas Protection Measures Verification Plan 314007-R05 (00) dated January 2019 (29 Pages) received 23 January 2019 approved under approval of conditions following planning approval decision letter from the local planning authority dated 4 March 2019 reference WP/19/00037/CND.

Reason: To ensure that any remediation, if required, is verified as completed to the agreed standards for the protection of controlled waters in accordance with policy 6 of the Joint Core Strategy.

6. The development shall be carried out in accordance with the approved Construction Environmental Management Plan referenced in the following:

Approval of conditions following planning approval decision letter from the local planning authority dated 8 June 2018 reference WP/18/00224/CND.

- Kier environmental management plan Rev B dated October 2017 (page 4 of 12 page);

Kier environmental risk assessment & action plan dated 21 March 2018 (9 pages) received on 17 May 2018;

Approval of conditions following planning approval decision letter from the local planning authority dated 14 December 2018 reference WP/18/00700/CND;

- Kier Environmental Management Plan (document reference 382311-3514-KMP-WBC000-XX-HS-W-0004-K3300 Revision number 3) (13 pages) received on 27 November 2018;

- Kier Construction Phase Plan Part A Pre-Construction Plan (project number: 382311-3514-KMP-WBC000-XX-HS-W-0001-K3300 Revision number 4) (31 pages) received on 27 November 2018;

- Kier Complaints Procedure dated June 2016 (3 pages) received 8 November 2018. The approved Construction Environmental Management Plan should be adhered to throughout the construction period and the approved measures should be retained for the duration of the construction works.

Reason: To protect the amenities of neighbouring occupiers and to mitigate the impact on the wildlife site in accordance with policies 4 (a) and 8 (e) (i and ii) of the Joint Core Strategy.

7. The development shall be carried out in accordance with the approved Construction Management Plan as referenced in the following:

Approval of conditions following planning approval decision letter from the local planning authority dated 8 June 2018 reference WP/18/00224/CND;

- Kier environmental risk assessment and action plan dated 21 March 2018 (9 pages); and sections from the construction phase plan

- site rules, traffic management plan etc (11 pages) received on 17 May 2018 and Kier drawing numbers SK001 Traffic Management Plan for Phase 1 Demolition July - December 2018 and SK002 (Traffic Management Plan) dated 29 March 2018 received 22 May 2018

Approval of conditions following planning approval decision letter from the local planning authority dated 14 December 2018 reference WP/18/00700/CND;

- Kier Environmental Management Plan (document reference 382311-3514-KMP-WBC000-XX-HS-W-0004-K3300 Revision number 3) (section 3) received on 27 November 2018;

- Kier Construction Phase Plan Part A Pre-Construction Plan (project number: 382311-3514-KMP-WBC000-XX-HS-W-0001-K3300 Revision number 4) (section 3.4) received on 27 November 2018;

- Kier Site Location Signs plan dated 27/11/2018 and examples of traffic management signing dated 27/11/2018 received on 27 November 2018;
 - Kier Complaints Procedure dated June 2016 received 8 November 2018;
 - Kier Site Location Signs/Example signs plan (No 2) dated 25/06/2018 received 8 November 2018;
 - Kier Site Access/Egress plans (no 2) dated 18/7/ 2018 received 8 November 2018;
- The construction of the development shall thereafter be implemented in accordance with the approved Construction Management Plan.

Reason: In the interest of highway safety in accordance with policy 8 (e) (ii) of the Joint Core Strategy.

8. Prior to opening of any part of the new development hereby approved a new signalised junction to access the development from Doddington Road, shown indicatively on 382311-3514-ARP-WBC101-XX-DR-D-6001-D0100 P05 (section 278 highways works) received 17 April 2020 shall be implemented in accordance with details submitted and agreed with the local planning authority to include full engineering and construction details, which include the following measures:
- a) Signalised junction with pedestrian crossing facilities;
 - b) New and improved footpaths;
 - c) 2 x new bus stops on Doddington Road to include raised bus boarders, shelters, flag and pole;
 - d) The reduction in the speed limit on Doddington Road from 40mph to 30mph.

Reason: To provide the necessary infrastructure to access the site in accordance with policies 8 (a) (i), (b) (ii) and 10 (c) of the Joint Core Strategy.

9. Prior to the opening of any part of the new development hereby consented a new mini roundabout at the junction of Doddington Road and Turnells Mill Lane and shown indicatively on 382311-3514-ARP-WBC101-XX-DR-D-6001-D0100 P05 (section 278 highways works) received 17 April 2020 shall be implemented in accordance with details of the full engineering and construction details of the scheme to be submitted to and agreed with the local planning authority.

Reason: To provide the necessary infrastructure resulting from the development in accordance with policy 10 (a) of the Joint Core Strategy.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination will be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner for the protection of controlled waters in accordance with policy 6 of the Joint Core Strategy.

11. The measures contained within the approved Travel Plan by Atkins (dated January 2017) are to be implemented throughout the life of the development, in accordance with the triggers contained within the Travel Plan document.

Reason: To encourage sustainable modes of transport in accordance with policy 8 (a) (ii) and (b) (i) of the Joint Core Strategy.

(Councillor Lawman left the virtual planning meeting for the following planning application having declared a disclosable pecuniary interest (DPI)).

9. PLANNING APPLICATION WP/20/00244/CRA – LAND BETWEEN AND REAR 30 TO 50 DODDINGTON ROAD, WOLLASTON

The annexed circulated report of the principal planning manager, was received, on planning application WP/20/00244/CRA, for a proposed Industrial/Commercial Building (Use Class B1, B2, B8 including non-hazardous waste transfer, storage, and recycling) and storage yard on land between and rear 30 to 50 Doddington Road, Wollaston for DAKS Property Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that an objection be raised to the planning application due to the proposed development conflicting with adopted planning policy.

This was a waste application and Northamptonshire County Council is the determining authority. The purpose of the report is to inform members of the application's existence and allow them the opportunity to send any comments they may have on the application to the county council.

A request to address the meeting had been received from Wollaston Parish Council.

The speaker addressed the committee via the Microsoft Teams Platform through the conference call facility.

The speaker on behalf of Wollaston Parish Council (WNP) opposed the application and considered it to conflict with NNJCS Policy 5 (flood risk), NNJCS Policy 11 (rural development), NMWL Policy 11 (rural hinterlands) and the Wollaston Neighbourhood Plan Policy E1 (land at Doddington Road).

In relation to the Wollaston Neighbourhood Plan (WNP) the speaker stated that whilst policy E1 allocates this land for employment purposes for all B categories, the parish council dispute the application being categorised within

B2 general industrial use. The speaker also added that neighbourhood plans are not able to designate land for any waste related business and most certainly was never the intention for the use of this land.

The speaker stated that item 1 of policy E1 of WNP states that proposals must demonstrate that the development would be safe for its lifetime and would not increase flood risk elsewhere and where possible reduce flood risk overall. He added that much of the site is located within flood zones 2 and 3.

The speaker referred to item 4 of policy E1 of WNP which states that satisfactory measures be taken to ensure proposals would not have an unacceptable impact on highway infrastructure. He added that the parish council oppose the view of the applicant that the associated traffic movement of HGVs, lorries and cars totalling a minimum of 278 movements each day to be insignificant. He referred to Doddington Road being an unclassified road with two single file bridges at either end with one bridge at Hardwater Mill restricted by a 7.5 tonnes weight restriction requiring all HGVs and lorries to access via the Cobbs Lane roundabout and the single file bridge. He stated that 270 tonnes of waste was forecast to be delivered to the site daily. The speaker considered the extra movement as a result of this application including 24 articulated lorry movements daily would have a very significant impact.

To conclude the speaker commented that the site was not suitable and the Wollaston Neighbourhood Plan did not make provision for any waste recycling activity or sui generis use and looked to the committee to support the officer's recommendation to object to the planning application.

A member supported point 1 of policy E1 of WNP and point 8.

Another member had concerns in relation to the volume of traffic movements north and south and also the articulated lorries using a single narrow bridge and that the view of the waste would be an eyesore.

The chairman then invited the committee to determine the application.

Members supported the officer's recommendation and felt it was totally incorrect, unsuitable and in the wrong place.

Another member commented on the considerable research carried out by the speaker.

Councillor Griffiths proposed an amendment that the council raise a strong objection to the planning application.

Members agreed that the council should object in the strongest terms and a member remarked that it was a shocking application and that we back up the Wollaston Neighbourhood Plan and echo the impact in relation to traffic movements.

The amendment was seconded by Councillor Scarborough.

On being put to the vote, the motion to raise a strong objection to the planning application was unanimously carried. This became the substantive motion.

RESOLVED that a strong objection be raised to the proposed development due to conflicts with adopted planning policy. The proposed development would be in conflict with adopted policy in the form of policy E1 of Wollaston Neighbourhood Plan with regard to the allocated land use. In addition the submitted Flood Risk Assessment and surface water drainage scheme are not considered suitable by the Local Lead Flood Authority and The Environment Agency; as such the proposal is in conflict with contrary policy 5 of the Joint Core Strategy and policy E1 of the Wollaston Neighbourhood Plan.

(Councillor Lawman returned to the virtual planning meeting for the following planning application).

10. WP/20/00068/FUL – LAND REAR OF 117 DODDINGTON ROAD, EARLS BARTON

The annexed circulated report of the principal planning manager, was received, on planning application WP/20/00068/FUL, for the erection of a one and a half storey three bed dwelling on land rear of 117 Doddington Road, Earls Barton for C Osili.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The principal planning manager recommended that the planning application be approved subject to the conditions set out in the report.

The chairman then invited the committee to determine the application.

Both ward councillors spoke on this planning application referring to a permission already being granted in 2012 and other properties in this area that have already divided their curtilages/gardens. It was also felt that if the planning application were refused this would be overturned by appeal having already been granted planning permission.

A few members considered it to be garden grabbing. Another member would have welcomed a site viewing but in the current circumstances in relation to covid 19 and the 2 metre distancing rule this was not possible.

One of the ward councillors summarised by remarking that he did not like garden grabbing but under planning law there was little reason to refuse this with planning permission already having being approved.

It was proposed by Councillor Morrall and seconded by Councillor Scarborough that the planning application be approved.

On being put to the vote, the motion for approval was carried by 10 votes with one abstention.

RESOLVED that the planning application be approved subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:
Drawing No. CHQ.19.15648 - 01A - Site Location Plan and Proposed Block Plan (registered 3 February 2020)
Drawing No. CHQ.19.15648 - 03 - Proposed Site Plan (registered 3 February 2020)
Drawing No. CHQ.19.15648 - 04 - Proposed Floorplans, Roof Plan and Elevations (registered 3 February 2020)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details or such other materials that have been submitted and approved.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy and policy EB.GD1 of the Earls Barton Neighbourhood Plan.

4. The trees/hedging identified on the proposed site plan (Drawing No. CHQ.19.15648 - 03) shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all

equipment, machinery and surplus materials have been removed from the site.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 3 (b) and (e) of the North Northamptonshire Joint Core Strategy.

5. The dwelling hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

6. The dwelling 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 Northamptonshire Joint Core Strategy.

7. The new dwelling hereby approved shall not be occupied until the associated car/vehicle parking area and driveway shown on the approved plans has been constructed and is made available for use. It shall then be retained for use 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. To prevent loose material being carried onto the public highway the driveways must be paved with a hard bound surface for a minimum of 5 metres in rear of the highway boundary prior to the first occupation of the approved dwelling.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

9. Prior to first occupation of the approved dwelling a positive means of drainage must be installed to the driveways to ensure that surface water from the driveways does not discharge onto the highway.

Reason: In the interest of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

10. Pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6m must be provided on both sides of the vehicular access prior to the occupation of the approved dwelling and shall be maintained thereafter.

Reason: In the interest of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

11. Vehicle to vehicle visibility of 2.0m x 43m above a height of 0.9m must be provided from the centre of the vehicular access along the carriageway edge prior to the occupation of the approved dwelling and shall be maintained thereafter.

Reason: In the interest of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

11. PLANNING APPEAL DECISION LETTER – 34 CASTLE STREET, WELLINGBOROUGH

Some members were disappointed with the Planning Inspectorate's Appeal Decision for 34 Castle Street, Wellingborough and considered it to be a regrettable decision.

12. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission, and building regulation approvals determined by the principal planning manager, in accordance with delegated powers; and appeal information as set out in the report of the principal planning manager, (Minute 4), be noted.

Councillor Scarborough asked for a written report in relation to an application dealt with under delegated powers WP/20/00051/FUL, for a change of use of a residential annex to a dwelling at 196 Hinwick Road, Wollaston. The case officer will deal with this request.

Chairman

The meeting closed at 8.32pm.