**Full Planning Committee - 17 May 2016**

**Agenda Update**

5.1 **KET/2015/0895**

 (Former) Stockburn Memorial Clinic, Southlands, Kettering

One supplementary comment from an existing objector who considers that the latest plans do not deal with their original concerns.

Two additional conditions have been added regarding floor levels and a construction management plan.

Construction management plan

Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:
i. Overall strategy for managing environmental impacts which raise during construction;
ii. Measures to control the emission of dust and dirt during construction;
iii. Control of noise emanating from the site during the construction period;
iv. Hours of construction work for the development;
v. A daily log of all vehicles attracted to the site shall be kept and made available for inspection at the request of the local planning authority;.
vi. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure within the site;
vii. Designation, layout and design of construction access and egress points;
viii. Directional signage (on and off site);
ix. Provision for emergency vehicles;
x. Details of measures to prevent mud and other such material migrating onto the highway from construction or demolition vehicles;
xi. Storage of plant and materials used in constructing the development within the site;
xii. The erection and maintenance of security hoardings;
The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.
REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Levels Condition

No development shall take place until a cross-sectional plan of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels and land contours has been submitted to and approved in writing by the Local Planning Authority. The intended final ground levels shall be staked out on site to enable a visual

inspection by officers. The development shall not be carried out other than in accordance with the approved details.
REASON: To protect the privacy of the occupiers of adjoining properties in accordance with policies 13 of the North Northamptonshire Core Spatial Strategy.

5.2 **KET/2016/0044**

 Desborough (land to south of), Desborough

The wording of Conditions 6 (Design Code), 9 (Tailby Meadows Management Plan) and 19 (Green Infrastructure Strategy and Sustainable Urban Drainage Strategy) has been amended slightly, as attached.

Sustainability
As outlined in the Officer's report, the Government announced in July 2015 that it is deferring its zero carbon homes policy and associated 'allowable solutions' that were to have been implemented in 2016. Until this is introduced, the local planning authorities will, subject to viability, continue to require developments meet energy requirements equivalent to Level 4 of the outgoing Code for Sustainable Homes. This represents a 19% improvement on the current (2013) Building Regulations, or a 25% improvement against 2010 building regulations. Conditions with regards to water efficiency and energy efficiency and low/zero carbon contribution (as attached have been added).

Ecology
The applicants have submitted additional information to guide the development of the conditioned Tailby Meadows Management Plan (Condition 9) and the Green Infrastructure Strategy and Sustainable Urban Drainage Strategy (Condition 19). These conditions have been slightly re-worded to reflect the requirement to use this submitted information (as attached).

The Wildlife Trust continue to object to this application on the basis the applicant has not provided sufficient information to adequately demonstrate the impact of this development on biodiversity or that mitigation measures would adequately compensate for any harm caused. There has been limited detailed consideration of the Tailby Meadow Local Nature Reserve or the cumulative effects of this development. Reserving bat survey work to condition is an unacceptable approach. The site should be categorised as EIA. The amount of built structures would be detrimental to the inherent character, appearance and tranquillity of this site and its environs.

The Wildlife Trust do not agree with any comments made by RammSanderson Ecological Consultants or the applicants submitted ecology information.

The proposed Access Management Plan is a good idea but must include consideration of Shotwell Mill Meadows Local Wildlife Site, as should the Green Infrastructure Strategy. The measures as set out in the Access Management Plan will require funding through the appropriate means.

Natural England welcome the proposal for the development to fund a warden to help implement the Access Management Plan. Whilst this plan still requires further work a site warden is likely to increase its success, subject to adequate funding being available. The access management plan should also address, as far as possible, the impacts of the development to the adjacent Shotwell Mill Meadows.

Officer Comments
As set out in the Officer report, this is an Outline planning application with all matters reserved apart from access. A significant amount of detail would be required to develop a Green Infrastructure (GI) Strategy for this site, including a site layout. This detail will be required for the reserved matters applications, which will be subject to stakeholder and public consultation. The conditions require this information prior to these applications being received and therefore it is reasonable to expect these strategies at the time of the detailed design of the site.

Some bat survey work has already been completed and the results of which do not prevent the development of this site with suitable mitigation measures, which are the subject of condition 20.

A note has been added to the permission to require the submitted GI and Access Management Plan to consider Shotwell Mill Meadows LNR, as well as Tailby Meadow.

Relevant s.106 contributions are to be required to reflect the costs of managing Tailby Meadow as set out in the Access Management Plan. These are currently being calculated in consultation with the relevant parties.

A Screening Opinion was previously undertaken, there has been no significant environmental changes in this area to warrant Environmental Impact Assessment.

Councillor Hakewill has commented on the application as follows:
The application is premature both in advance of the Site Specific Part 2 Local Plan and Desborough Neighbourhood Plan;
The development should wait for the B576/A6 Rothwell/Desborough Bypass;
The site is not sustainable as local residents will have to put up with noise, pollution and disruption to accommodate the development;
There is a weight limit in place on roads in Rothwell, which will be abused by large vehicles using this route, causing pollution and putting secondary school children at risk;
The proposal will have a knock effect on traffic through Rushton and Pipewell.

5.3 **KET/2016/0119**

 28 High Street, Burton Latimer

An additional condition has been added to ensure that the use of the existing garage on site does not conflict with the proposed residential use.

Any proposed use of the garage, other than that associated with the residential use hereby approved, shall be carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
REASON: In the interest of the amenities of neighbouring properties who abut the garage, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5.4 **KET/2016/0172**

 116 London Road (land adj), Kettering

No update.

5.5 **KET/2016/0262**

 116 London Road, Kettering

No update.

**KET/2016/0044**

Amended Conditions for Desborough South application:

6. No reserved matters applications shall be submitted unless or until a Design Code for the site has been first submitted to and approved in writing by the Local Planning Authority. The Design Code shall set out principles and means to achieve them, and include mandatory coding relating to all these relevant matters: character areas; public realm strategy; movement network; GI Strategy; building typologies; boundary treatments; building heights, detailing and materials; open spaces, landscape and SUDS; hardstanding and surfacing; **street lighting**; environmental standards; and implementation.

REASON: The Design Code is necessary to ensure a high quality design in accordance with the Policy 7 of the NPPF and Policy 13 (h) of the CSS for North Northamptonshire.

9. An access management plan detailing the long-term management of the adjacent Local Nature Reserve, known at the Tailby Meadow shall be submitted to and approved by the Local Planning Authority no later than the first submission of any reserved matters application. **The management plan shall build on the submitted 'Wildlife Strategy Heads of Terms' produced by Middlemarch and received on 11/05/2016 and** shall include results of a visitor survey, proposed access management measures, implementation and monitoring programmes. The plan shall be implemented exactly in accordance with the approved details.

REASON: In the interests of the enhancements to biodiversity and to secure a net gain in Green Infrastructure in accordance with Policy 11 of the NPPF and Policies 5 and 13 ((g) and (o)) of the CSS for North Northamptonshire.

19. Prior to the submission of any reserved matters application the following strategies shall be submitted to and approved in writing by the Local Planning Authority:

- An outline Construction Ecological Management Plan

- A strategic Landscape and Ecological Management Plan

- A Green Infrastructure Strategy

- A Sustainable Urban Drainage Strategy

- An update to the Ecological Assessment submitted, the scope of which to be first submitted to and approved in writing by the Local Planning Authority and shall include an updated surveys for crayfish and otters;

Any subsequent reserved matters applications shall be in complete accordance with the details contained in the approved strategies. **The Green Infrastructure Strategy and Sustainable Urban Drainage Strategy shall build on the submitted 'Wildlife Strategy Heads of Terms' produced by Middlemarch and received on 11/05/2016.** Any measures of mitigation or ecological enhancement shall be carried out in complete accordance with the approved strategies.

REASON: A GI and SUDs Strategy is required prior to the commencement of development to mitigate and enhance the local natural environment and increase accessibility in accordance with Policy 11 of the NPPF and Policies 5 and 13 (g, j, o and q) of the CSS.

Additional Conditions:

Water Efficiency

28. All dwellings shall be constructed to achieve a maximum internal water use of no more than 105 Litres per person per day and a maximum of 5 litres/person/day external use, in accordance with the optional standard 36(2)(b) of Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition).

REASON: In accordance with technical standard inferred through Policy 14 of the Core Spatial Strategy and in direct compliance with Policy 9 of the emerging Joint core strategy as well as NPPF.

Energy efficiency and low/zero carbon contribution

29. Prior to building work commencing, an Energy Statement, will be submitted to the Local Planning Authority and approved in writing. The assessment should demonstrate how the development will follow the hierarchy of energy efficiency, decentralized energy and renewable energy technologies to secure the required standards detailed below:

a) All dwellings will be constructed to achieve a minimum reduction in Dwelling Emissions Rate (DER) of 19% against Target Emissions Rate within Part L2A 2013 as determined by SAP 2012.

b) The development shall achieve a minimum 10% contribution to site wide energy demand through the installation of low/zero carbon technologies

c) All dwellings shall be constructed to provide direct daylight to all main habitable rooms (bedrooms, kitchens, lounge/living room and dining rooms).

The development shall then be built in complete accordance with the recommended Energy Strategy approved by the Local Planning Authority.

REASON: The Energy Strategy is required prior to development commencing in accordance with the technical standards inferred through requirements of Policy 14 of the Existing North-Northamptonshire Core Spatial Strategy 2008, as maintained by the emerging JCS 2016 (specifically paragraph 4.16) and in line with interim technical measures as set out in ministerial statement 27 March 2015.