

Full Planning Committee - 21 February 2017

Agenda Update

5.1 **KET/2007/0461**

Rothwell North

Rothwell Town Council: On 17 February 2017 the TC expressed an objection to the application as it currently stands “because there is inadequate road infrastructure to take traffic from 700 houses and the adverse impact this would have on Rothwell Town Centre. It is considered essential to have the main relief road to the north of this development...money should be put in first to construct adequate access and egress to and from this development and a condition imposed that all traffic are obliged to use these roads and the A6 by pass only”

Officer comment: These points will be covered in the Officer presentation

Corinthians Football Club

As part of the proposed development the applicant is providing a car park for Corinthians Football club to allow the safe parking of vehicles during match days which currently causes congestion along Desborough Road. The applicant has stated that a provision of a maintenance access will be provided and will be written into the S106.

Conditions

It is recommended that the following conditions be amended

- Condition 1 amended to include details of the proposed roundabout onto the A6
- Condition 4 amended to include the phasing of the strategic link road.
- Condition 19 amended to include the maintenance of badger tunnels and crossings on the part of the A6 which is adjacent to the application site.
- Condition 26 amended to read: “No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority”

Additional Conditions are recommended:

- The development shall consist of no more than 700 dwellings unless otherwise agreed in writing by the Local Planning Authority.
- With each reserved matters application an assessment to demonstrate how the design complies with the principles of Secured by Design shall be submitted and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- Prior to the submission of the first reserved matters application, the applicant shall submit a scheme demonstrating how the dwellings shall be constructed to achieve compliance with Part M4(2) of the Building Regulations 2010 (as amended) with a proportion of the dwellings constructed to achieve compliance with Part M4(3) of the Building Regulations 2010 (as amended). The development shall thereafter be carried out in accordance with the approved details and be certified by the appointed building control approval body. Prior to the first occupation of the dwellings, a copy of the certification confirming compliance shall be submitted for the written approval of the Local Planning Authority.
- Works to the B576 junction that are in accordance with approved drawing 'Proposed B576 Site Access Signal Arrangement', Drawing Number BMH/004/004 Rev P4 may commence ahead of the submission of the first reserved matters application.

Recommendation on the Design Code:

As stated on page 20 of the Officer report, some minor elements are to be attended to e.g. note 5.4 under Parking strategy of the Design Code submitted with this outline application relating to 'smaller garages where they do not count as an allocated parking space will be dealt with at RMA stage. It is recommended that these matters are delegated to officers to resolve.