



## SUPPLEMENTARY INFORMATION

**Strategic Planning Committee**

**Monday 15 August 2022**

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**West Northamptonshire Council****Strategic Planning Committee****15 August 2022****List of Speakers**

<b>Item No.</b>	<b>Application</b>	<b>Name</b>	<b>For/Against</b>
7	WNS/2022/0662/MAF - Land adjacent to M1 and Waltham Wood Courteenhall Road, Quinton, Northants	Stacey Rawlings	Agent

## Committee updates for the planning applications to be discussed at the Strategic Planning Committee on 15<sup>th</sup> August 2022

The schedule below details those representations that have been received since the Committee reports were drafted:

Application Details:	Item No.
<p>Ward: <b>Moulton</b></p> <p>Application no: <b>WND/2021/0700</b></p> <p>Development description:</p> <p><b>Reserved matters application – Zone 4 – 223 dwellings including details of appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (open space), Condition 26 (internal noise levels), 36 (bus stops), 37 travel plan) and 38 (public rights of way).</b></p> <p>Location: <b>Overstone Leys, Overstone Lane, Overstone</b></p>	<h1>5</h1>

Final layout plans have been submitted and therefore the recommendation on pages 13 and 29 should now read;

**RECOMMENDATION: Delegate to the Assistant Director for Planning to grant permission subject to the conditions set out in the report (and any amendments to those conditions or additional condition as deemed necessary).**

Application Details:	Item No.
<p>Ward: <b>Talavera</b></p> <p>Application no: <b>WNN/2021/0897</b></p> <p>Development description:</p> <p><b>Demolition of existing warehouse and erection of replacement warehouse for B8 Use with ancillary offices</b></p> <p>Location: <b>Tnt Ipec UK Limited, South Portway Close, Northampton, NN3 8RH</b></p>	<h1>6</h1>

Officer recommendation amended:

**RECOMMENDATION: APPROVAL IN PRINCIPLE SUBJECT TO THE CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY;**

**and SUBJECT TO THE COMPLETION OF A SECTION 106 LEGAL AGREEMENT to secure the following planning obligations:**

- **Construction Training**
- **Monitoring Fee**

AMENDMENT TO CONDITION

Condition 17 – EV Charging Points

- 17) The EV charging points shall be installed as per the locations indicated on the approved Site Layout Plan and in accordance with further details on their precise design including manufacturers details to be agreed in writing with the Local Planning Authority. 5% of the overall EV charging points shall be provided prior to first occupation of the development hereby permitted with the remaining 5% provided within 2 years of the date of this permission. Rapid vehicle charging points shall be provided at a rate of one per 50 parking spaces in accordance with the Northampton Parking SPD 2019.

Reason: In the interests of sustainable development to accord with the aims of the National Planning Policy Framework and in accordance with the Northampton Parking Standards SPD 2019.

## COMMENTS RECEIVED FROM LEAD LOCAL FLOOD AUTHORITY

No objection subject to the following conditions:

### Condition 22 -Surface Water Drainage

22) Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment FRA:-David Smith Associate dated 3rd September 2021 20/41494 Rev1, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include :

i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).

ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices

iv) Infiltration test results to BRE 365

Reason: To reduce the risk of flooding both on and off site in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

### Condition 23 – Surface Water Maintenance

23) No occupation shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include,

- a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- A site plan including access points, maintenance access easements and outfalls.
- Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy

Condition 24 – Surface Water Verification Report

- 24) No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref FRA:-David Smith Associate dated 3rd September 2021 20/41494 Rev1 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
  - b) As-Built Drawings and accompanying photos
  - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
  - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
  - e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy.

ADDITIONAL CONDITION

Condition 25 - Ground levels

25. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to adjacent sites shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan . This is a pre-commencement condition to ensure timely submission of details.

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