



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Towcester on Thursday 27 January 2022 at 2.00 pm.

Present	Councillor Phil Bignell (Chair) Councillor David James (Vice-Chair) Councillor Penelope Flavell Councillor Rosie Herring Councillor Stephen Hibbert Councillor Charles Manners Councillor Jake Roberts Councillor John Shephard
Substitute Members:	Councillor Rosie Humphreys Councillor Andrew Kilbride Councillor Kevin Parker
Also Present:	Louise Croft Anne Gray Graham Ferrie – Tiffield Parish Council Councillor Clubley – Towcester and Roade Ward David Smith – IM Properties Damien Holdstock – Turley David Neale – DTA Rebecca Knight – Land Use Consultants Steve Clarke – Edwards and Edwards Consultancy Limited Chris Oakes Roger Cooper Councillor Aarons – Moulton Parish Council Councillor Lister – Long Buckby Ward Michelle Davies – dpp Planning Mark Romanowski – dpp Planning Steve Harley – Oxalis Planning
Apologies for Absence:	Councillor Andre Gonzalez De Savage Councillor Paul Joyce Councillor James Hill Councillor Enam Haque Councillor Jonathan Harris
Officers	Katherine Daniels, Principal Planning Officer Diana Davies, Democratic Services Officer James Edmunds, Democratic Services Assistant Manager Paul Hanson Tracey Hill, Major Projects Manager Andrew Longbottom, Principal Planning Officer-Major Projects

Development Management - South Northamptonshire Area
Jim Newton, Assistant Director - Growth, Climate and Regeneration
Jamie Parsons, Planning Solicitor
Paul Seckington, Interim Head of Development Management,
Enforcement and Land Charges
Stuart Timmiss, Executive Director - Place and Economy
Catherine Whitehead, Director of Legal and Democratic (Monitoring
Officer)
Denis Winterbottom, Principal Planning Officer

25. **Declarations of Interest**

10. S/2020/1644/EIA - Hybrid Application for Employment Uses on AL3 - Tiffield Road Towcester.

Councillor Phil Bignell declared a personal interest and advised that he would leave the meeting for the duration of the item.

Councillor Jake Roberts, declared a Non-registerable Interest, relating to his own financial interest and would leave the meeting for the duration of the item.

26. **Minutes**

RESOLVED that: The minutes of the meeting of the Committee held on 27 January 2022 were agreed subject to the amendments:

- a) Mr Guthrie – Quod would be recorded as an attendee
 - The address of the objectors would read: Anne Gray, Jason Tate and James Guthrie addressed the Committee objecting to the application.
- b) Address to the Committee of the Legal Advisor would read:
Justin Price-Jones, Planning Solicitor (Locum) outlined the application before the committee and advised members that because the committee had ‘inherited’ the decision by South Northants Council to grant planning permission (subject to conditions and a Section 106 Agreement etc), as members of the new planning authority they were entitled to decide to either:
 - i) accept the previous decision by SNC and the recommendation now being put forward in the current report – without any further consideration of the application; or
 - ii) to review the application - with the possibility that they ultimately come to a different decision as to whether or not planning permission should be granted.

27. **Chair's Announcements**

The Chair made the announcements:

- Meeting being broadcast live on YouTube
- Members of public only allowed to speak when invited to do so
- Mobiles to be on mute, or off
- Laptops to be muted

- There would be a break after Agenda Item 5

The Chair handed the meeting over to the Vice Chair and left the room with Councillor Roberts.

Speakers for Agenda Item 5 were seated.

28. **S/2020/1644/EIA - Hybrid Application for Employment Uses on AL3 - Tiffield Road Towcester**

The Committee considered the application S/2020/1644/EIA for Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure.

Andrew Longbottom, Principal Planning Officer outlined the application Land to the east of Tiffield Road and to the north west of the A43 Towcester to the Committee.

The speakers were invited to address the Committee:

Louise Croft and Anne Gray addressed the Committee objecting to the application.

Graham Ferrie representing Tiffield Parish Council addressed the Committee objecting to the application.

Councillor Clubley representing Towcester and Roade Ward addressed the Committee objecting to the application.

The applicant, Dave Smith – IM Properties addressed the Committee in support of the application with Damien Holdstock – Turley and David Neale – DTA in attendance to answer technical questions that the Committee had in relation to the application.

In replying to a question regarding the reserve objector not being called, the legal advisor clarified the process for speaking at Strategic Planning Committee - 2 objectors are allowed and 2 were present, that is deemed the correct balance of speakers.

Vice Chair, in the Chair invited the Experts to attend to respond to the Member questions in their areas of expertise, Rebecca Knight (Landscaping) and Steve Clarke (Transport and Highways).

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speakers, the experts opinion and the written update.

RESOLVED

To ratify the previous recommendation to Strategic Planning Committee (07.01.21), that being:

- (1) To delegate to the Assistant Director for Growth, Climate and Regeneration to grant permission, subject to the following matters being submitted and considered acceptable:
 - The submission of a revised Sustainability Statement to address the outstanding matters
 - The submission of a revised landscaping scheme to address the outstanding matters.
 - The submission of a revised Lighting Statement to address the outstanding matters.
 - The submission of a revised Framework Travel Plan to address the outstanding matters.
 - An addendum to the Transport Assessment to model HGV movements associated with the proposed 70% use of the site area for B8 use.
 - The submission of additional plans and information to resolve Highway England's outstanding issues with the design of the roundabout and the proximity of the layby and any further representations they may make in relation to construction traffic.
 - Further clarity regarding how 30% of the developable site area will be brought forward for B2 usage.

AND THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE ITEMS SET OUT BELOW AND TO DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO AMEND, ADD AND DELETE THE HEADS OF TERMS AND PLANNING CONDITIONS AS REQUIRED AND THE FINAL DRAFTING OF THE PLANNING CONDITIONS;

CONDITIONS

HEADS OF TERMS

- 1) Implementation of the Framework Travel Plan and detailed Travel Plan.
- 2) Enhanced Bus Service Plan and Financial Contribution to support it if necessary.
- 3) £1000 per annum for the funding of the Travel Plan for five years or for the time period of the build out, whichever is longer.
- 4) Provision of a scheme for the of site biodiversity off setting and implementation.
- 5) Payment for the management of the off-site biodiversity offsetting scheme.
- 6) The safeguarding of the land for a new access to the football pitches.
- 7) The reservation of Zone D to deliver smaller units for the local economy unless not needed by the market.

- 8) The delivery of the off-site highway mitigation works on Northampton Road.
- 9) The delivery of the additional traffic calming works for Northampton Road should they be required.
- 10) The delivery of the additional traffic mitigation works for Tiffield and Caldecote should they be required.
- 11) The provision of supporting skills payment (unless a Local Labour Strategy is agreed).
- 12) The payment of a S106 monitoring fee.

CONDITIONS

Given the current outstanding issues above it is currently not possible to provide detailed wording for the proposed conditions hence as set out above this is delegated to the assistant Director for Planning and Economy. However, the list below identifies the currently matters that the conditions will need to address.

General

- 1) Time limit for the permissions.
- 2) Setting out of the approved plans.

Construction

- 3) Submission of a Construction Method Statement.
- 4) Restriction of hours of working during construction.
- 5) Submission of a Construction and Environmental Management Plan.
- 6) Requirement for trees to be protected during construction.
- 7) Phasing of the construction of the new roundabout and new access road and construction of the plateaus and buildings and closing of the right turn into Tiffield Lane from the A43.
- 8) Restriction of hours for HGV's to deliver to the site during construction.

Highway works

- 9) Delivery of off-site highway works (footpath/cycleway on Northampton Road)
- 10) Requirement for spine road to be offered for adoption to the LHA.
- 11) Full details of all exposed retaining structures and fences to be used in the construction of the new cycleway/footpath on Northampton Road.

Use of the site

- 12) The uses on site shall be in accordance with the submitted application.
- 13) Control of the use of the site to ensure 30% of the site is for B1/B2 uses only.
- 14) No more than 2400 sqm of independent stand-alone office space shall be provided on the site.
- 15) Total retail space not to exceed 1000sqm.
- 16) Prevention of use of retail/restaurant uses on site until part of the business uses are operational.
- 17) Reserved matters applications need to include full details of any proposed mezzanine floors.
- 18) Restriction total mezzanine floor space to 30,000sqm.
- 19) Removal of Permitted Development rights for extensions to the buildings.
- 20) Requirement for all reserved matters applications for B2 use to include proposed hours of operation.

- 21) Requirement for any reserved matters application for Zone A to include full details of hours of operation.
- 22) Securing provision for refrigerated trailers to have their own power supply.
- 23) Restriction of the use of the building within the new use class E.
- 24) Removal of Permitted Development rights for conversion of stand-alone office uses to be converted to residential use.
- 25) Restriction on external storage of goods.

Lighting

- 26) Compliance with the lighting scheme for the new spine road.
- 27) Further details of lighting on the A43.
- 28) Full details of the lighting scheme to be submitted with the reserved matters applications.

Drainage

- 29) Implementation of the sustainable drainage strategy.
- 30) Details of the foul pumping station.
- 31) Drainage conditions as required by the Lead Local Flood Authority.

Landscaping

- 32) Landscaping to be implemented.
- 33) Landscaping maintenance and retention.
- 34) Provision of a Landscaping and Ecological Management Plan.

Noise

- 35) Further noise attenuation measure to be submitted with the reserved matters application.
- 36) Control of external plant and equipment.
- 37) Noise safeguarding conditions as recommended by the Environmental Health Officer.

Sustainability

- 38) All reserved matters application to include full details of the proposed energy generation measures.
- 39) Requirement for buildings to achieve the BREEAM “very good” standard.
- 40) Requirement for ten percent of parking spaces to have car charging facilities.

Environment

- 41) The provision of a soil management plan.
- 42) The provision of waste management plan.
- 43) Process for the finding of unexpected land contamination on site.
- 44) Requirement for further details relating to the understanding and mitigation of gas from the nearby historic landfill.
- 45) Further condition(s) to protect ecology and biodiversity as required by the Ecology Officer.

Miscellaneous

- 46) The securing the programme of archaeological works.
- 47) The submission of a Local Training and Employment Strategy.
- 48) The requirement for the provision of fire hydrants within the site.

- 49) Requirement for crime prevention measure and CCTV to be submitted with the reserved matters applications.
- 50) The requirement for reserved matters applications need to include an Environmental Colour Assessment.
- 51) The requirement for further details of all crib/retaining wall use on the site.
- 52) Securing footpath link to Belle plantation which needs to be provided at park of reserved matters for Zone D.
- 53) The requirement that retained footpaths need to be kept clear and available for use.

The Speakers for Agenda Item 5 were ushered out of the meeting room.

The Committee adjourned for a 15 minute break and the Chair and Councillor Roberts returned.

Speakers for Agenda Item 6 and 7 were seated.

29. **WND/2021/0610 Land to West of Thorpeville, Moulton**

The Committee considered the application WND/2021/0610 for the construction of a new secondary school with outdoor sports facilities, access, parking, landscaping and drainage.

Katherine Daniels, Principal Planning Officer outlined the application to the Committee.

The speakers were invited to address the Committee:

Chris Oakes and Roger Cooper addressed the Committee objecting to the application.

Councillor Aarons representing Moulton Parish Council addressed the Committee objecting to the application.

Councillor Warren representing Moulton Ward and Councillor Lister representing Long Buckby Ward addressed the Committee objecting to the application.

The agent, Michelle Davies – dpp Planning addressed the Committee in support of the application with Mark Romanowski – Transport Consultant in attendance to answer technical questions that the Committee had in relation to the application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speakers and the written update.

RESOLVED

- (1) that The Assistant Director for Growth, Climate and Regeneration be given delegated powers, in consultation with the Chair of Strategic Planning Committee and relevant ward members, to grant planning permission, for the development subject to conditions and satisfactory resolution of highways, landscaping surface water drainage and ecology matters. If such satisfactory resolution is not

achieved, the matter will return to the Strategic Planning Committee for further consideration.

CONDITIONS

Prior to the commencement of works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority.

Notes:

1. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams
2. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of WND/2021/0610. The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

30. WNS/2021/1860/FUL - Plot 7 Northampton Gateway SRFI Land west of M1 J15 Milton Malsor

The Committee considered the application WNS/2021/1860/FUL for the erection of storage & distribution building (Use Class B8), inc. ancillary office space, ancillary buildings, vehicle access, parking and service yard areas, drainage, and landscaping & associated infrastructure on development Plot 7 within Zone A4 of the Northampton Gateway Rail Freight Interchange.

Denis Winterbottom, Principal Planning Officer outlined the application, Plot 7 Northampton Gateway SRFI Land west of M1 J15 Milton Malsor, to the Committee.

The speaker was invited to address the Committee:

The applicant, Steve Harley – Oxalis Planning addressed the Committee in support of the application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speaker and the written update.

RESOLVED

To delegate to the Assistant Director for Growth, Climate and Regeneration to grant permission, subject to:

- (1) THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND

(2). THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):

- a) to ensure the proposed development is made subject to the planning obligations set out in the Northampton Gateway Development Consent Obligation without which the Planning Permission would not be issued.
- b) to limit the mezzanine floorspace that may be provided within development on land in Zones A1 – A3 to 76,647 square metres to maintain the parameter pursuant to the Northampton Gateway Rail Freight Interchange Order 2019.

Officer comment: Clause b) has been added to include provision within the S106 to limit the amount of mezzanine floorspace that can be provided within Zones A1 to A3 to ensure the overall limit for mezzanine floorspace within the Northampton Gateway Rail Freight Interchange site will not exceed that approved under the Northampton Gateway Rail Freight Interchange Order 2019.

CONDITIONS

Time Limits and General Implementation Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions 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 shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

NGW7-PHP-ZZ-XX-DR-ARC-S0-1001-P3 Plot 07 - Red Line Plan, received 28/10/21,

NGW7-PHP-SW-P1-DR-ARC-S3-1000-P15 Site Plan, received 28/10/21,

NGW7-PHP-GC-P1-DR-ARC-S0-1101-P3 Main Guard House, received 28/10/21,

NGW7-PHP-GS-P1-DR-ARC-S0-1103-P3 Seasonal Guard House, received 28/10/21m

NGW7-1600-P01-Proposed Levels, received 28/10/21m

NGW7-1300-P01-Proposed Drainage Layout, received 28/10/21,

NGW7-PHP-WH-P1-DR-ARC-S3-2000-P6 GA Plan - Level 00, received 28/10/21,

NGW7-PHP-WH-MZ-DR-ARC-S3-2001-P6 GA Plan - Mezzanine Level,

received 28/10/21,
NGW7-PHP-WH-P2-DR-ARC-S3-2002-P6 GA Plan - Level 01, received
28/10/21,
NGW7-PHP-WH-P3-DR-ARC-S3-2003-P6 GA Plan - Level 02, received
28/10/21,
NGW7-PHP-WH-P4-DR-ARC-S3-2004-P6 GA Plan - Level 03, received
28/10/21,
NGW7-PHP-XX-RF-DR-ARC-S3-2005-P6 Roof Plan,
NGW7-PHP-XX-ZZ-DR-ARC-S3-3000-P7 Building Elevations, received
28/10/21,
NGW-BWB-GEN-XX-SK-C-SK246_Plot 7 Car Only Access General
Arrangement (1 of 3)-S1-P04, received 28/10/21,
NGW-BWB-GEN-XX-SK-C-SK247_Plot 7 All Purpose Access General
Arrangement (2 of 3)-S1-P04, received 28/10/21,
NGW-BWB-GEN-XX-SK-C-SK248_Plot 7 HGV Only Access General
Arrangement (3 of 3)-S1-P05, received 28/10/21,
NGW-BWB-GEN-XX-SK-C-SK273-S1-P03 Toucan & Bus Stop Location Plan –
received 13/12/21,
NGW-BWB-HKF-MH-DR-CH-1112/A/C01. Main Site Bus Stop General
Arrangement - received 13/12/21.

Reason: To clarify the permission and for the avoidance of doubt.

3. The development hereby permitted shall be constructed to at least a BREEAM Very Good standard in accordance with the strategy set out in NORTHAMPTON GATEWAY PLOT 7 BREEAM PRE-ASSESSMENT – OCTOBER 2021.

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development as set out in the National Planning Policy Framework

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

4. No development shall take place above ground level until details the scheme for the provision of water supply for firefighting purposes, including the provision of fire hydrants, a building fire protection system and the associated infrastructure, including sprinkler tanks, has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, building fire protection system and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate fire safety measures are installed within the building and water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy.

5. Prior to the commencement of works above the development plateau ground level, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be prepared in accordance with the Northampton Gateway Rail Freight Interchange Order 2019 (SI No.1358) approved Framework CEMP (Doc 5.2 Environmental Statement Appendix 2.1), and the phase specific CEMP subsequently approved by the Local Planning Authority for Works No's 1 to 6 specified in Schedule 1 Part 1, of the Northampton Gateway Rail Freight Interchange Order 2019. The approved CEMP for the development and the measures contained therein shall be adhered to all times during the construction phase.

Reason: To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan Part2) and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. A schedule of materials and finishes for the external cladding to be provided to the external walls and roofs of the warehouse building, and for the surfacing of the site access roads, service yards, bus turning/stopping area, and car parking areas shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be completed in accordance with the approved materials.

Reason: To ensure the satisfactory appearance of the completed development to safeguard amenity in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2) and guidance in the National Planning Policy Framework.

7. Details of the cycle shelter, including of the design of covered structures, the materials to be used, and of the cycle storage equipment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works.

Reason: To ensure that the design is appropriate to ensure the satisfactory appearance of the completed development in order to safeguard the amenity of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2) and guidance in the National Planning Policy Framework.

8. Prior to the development progressing above floor slab level a scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

- a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
- b) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

The approved scheme shall be implemented before the end of the first planting season following the completion of, or the occupation of the development, whichever should occur soonest.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well-planned development and visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan (Part2) and Government guidance contained within the National Planning Policy Framework.

9. A landscape management plan and maintenance schedule (LMMP) for a minimum period of 15 years shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The schedule shall detail the maintenance arrangements for maintenance and the LMMP shall identify the overall management responsibility to ensure the co-ordination with the NGRFI site wide planting mitigation. The development shall be carried out in accordance with the approved plan.

Reason: To ensure that the approved landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan (Part2) guidance contained within the National Planning Policy Framework.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

10. The development hereby permitted shall not be occupied unless and until,
 - a) the highway mitigation identified for Junction 15 of the M1 motorway and the A45 trunk road, including completion of Works No 7(1), Works No.8(1), (2) and (3), and Works No. 9(1), (2) and (3) all as described in Schedule 1, Part 1 of the Northampton Gateway Rail Freight Interchange Order 2019 SI 1358, has been implemented, and
 - b) the Further Works as described in Schedule 1, Part 2, Further Works (1)(b), namely internal estate roads, maintenance accesses and footways, necessary to connect the development hereby permitted to the public highway have been constructed and surfaced.

Reason: In the interests of highway safety and amenity, to comply with Policy SS2 of the South Northamptonshire Local Plan (Part2) and Government guidance in Section 12 of the National Planning Policy Framework.

11. Prior to the occupation of the development hereby permitted the site accesses, service yards, car parking areas, bus turning / stopping area, and cycle shelter facilities shall be provided in accordance with the approved plans. The access, service yard, car parking bus turning / stopping area and cycle shelter shall thereafter be retained for use in connection with the development.

Reason : In the interests of highway safety, of promoting sustainable transport modes, and amenity, to comply with Policy SS2 of the South Northamptonshire Local Plan (Part2) and Government guidance in Section 12 of the National Planning Policy Framework.

12. The development hereby permitted shall not be occupied until and unless, the electric vehicle charging spaces have been laid out and provided with charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency).

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with the National Planning Policy Framework.

13. Prior to the occupation of the approved development an occupier-specific travel plan shall be submitted to, and approved in writing by, the Local Planning Authority. The travel plan shall be prepared with regard to, and in accordance with, the Framework Travel Plan approved pursuant to Northampton Gateway Rail Freight Interchange Order 2019, (document ref. ADC1475 within the Environmental Statement Appendix 12.1), or an approved revision thereof.

The occupier shall use reasonable endeavours to maximise the use of Euro VI compliant vehicles in respect of:

- a) any HGV fleets operated; and
- b) any public transport service dedicated to serving the authorised development.

The approved travel plan shall be complied with at all times.

Reason : In the interests of promoting sustainable development in accordance with Policy C1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and Policy SS2 of the South Northamptonshire Local Plan (Part2) and the advice in the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

14. If, during construction, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy SS2 of the South Northamptonshire Local Plan (Part2) and Section 15 of the National Planning Policy Framework.

15. No external lighting shall be installed unless details of the lighting to be installed, including details of the luminaires, mounting, and position and have first been submitted to and approved in writing by the LPA.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2) and guidance in the National Planning Policy Framework.

16. No mechanical or ventilation plant or machinery that exceed the Mechanical Services Plant Sound Power Level Data within Table 6 of the approved Northampton Gateway – Plot 7 Noise Impact Assessment - October 2021103541 (ref vc-en-rp-0001) shall be installed or operated within the development , unless and until details of such plant or machinery, including the acoustic specification, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and to minimise the risk of a nuisance arising from smells in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2).

17. No mechanical or ventilation plant or machinery fixed to vehicles shall be operated within the external areas of the development unless and until details of such plant or machinery, including the acoustic specification, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and to minimise the risk of a nuisance arising from smells in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2).

18. No electrical transformers or generators shall be installed within the external areas of the development unless and until details of the plant, including the acoustic specification and proposed screening, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and to minimise the risk of a nuisance arising from smells in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2).

19. Notwithstanding the provisions of section 55 (2A) of the Town and Country Planning Act 1990 (as amended by Section 49 of the 2004 Act), Part 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no internal operations increasing the floor space available within the building hereby permitted shall be carried out without the prior planning permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the provision of additional floorspace in order to maintain a satisfactory layout and sustain an adequate overall level of parking provision and servicing on the

site in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2) and Government guidance contained within the National Planning Policy Framework.

20. Notwithstanding the provisions of Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) the approved buildings shall not be extended without the prior planning permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the area and to sustain a satisfactory overall level of parking provision and servicing on the site in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2).

21. No goods or materials shall be stored, repaired, operated or displayed outside the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part2).

31. **Urgent Business**

There were no items of urgent business.

The meeting closed at 6.12 pm

Chair: _____

Date: _____