



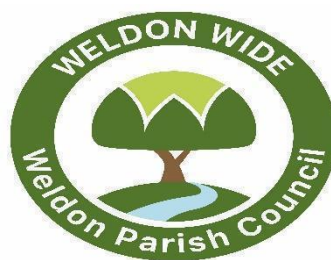
## Minutes of Planning Committee Meeting held on Tuesday 23rd January 2024

Councillors Present	John Cooke, Janet Gibson, Michael Page (Chair), Colin Shepard and Graham Stray
Also Present	Sue Cook (Clerk)

- PC.181**      **Apologies had been received from Cllrs P Dowsett and A Page both were accepted**
- PC.182**      **No Declaration of interest registered**
- PC.183**      **Magna Park Update** - Cllr Page along with Gwyn Stubbings, Senior Planning Director, GLP and Kirstie Lloyd-Uzoegbu attended a meeting at Greenpatch in Kettering. The following is a summary of that visit.- GLP are the developers of Magna Park, Corby - GLP have previously expressed a wish to be good neighbours and they meet with the local communities (Weldon, Stanion, Brigstock, Sudborough) every 3-6 months to update and discuss their plans. - There is S106 funding committed through Magna Park planning consent - I have previously discussed with Gwyn how to develop community facilities for our area - Green Patch is well established (20 years), and is continually evolving - Groundwork is a national charitable umbrella organisation, the Northants branch is self-run, supported by the national team.- wanted us to give an insight of the ‘art of the possible’ by showing Gwyn how Green Patch has been developed and operates, and channels the community’s energy. Discussion points - We met a couple of Groundwork Northants staff - Ella (Engagement Officer) and Grey (Site Manager) - We walked around, what shone out again is a happy place, with a sense of belonging - Groundwork see themselves as the ‘glue’ they provide an informal structure and give visitors purpose and minimal direction, so people don’t feel they are being ‘organised’. It’s quite a skill.
- Groundwork have been running Green Patch for 7-8 years - They can assist with finding and applying for funding sources - They will share their management plans
  - They can support to set up and organise a similar venture - Magna Park has 2 buildings now complete, Top Hat are starting their fit out to complete and become operational at the end of 2024. - There is interest in the second completed building, so another tenant may be announced soon
- Visit to Green Patch with Gwyn Stubbings 18/01/24
- A third building under a recent planning application, the tenant may be made public shortly. - All the prospective tenants are ‘blue chip’ businesses with the philosophy to be good neighbours and community responsibility. They intend to develop staff leisure facilities, and are looking for guidance from GLP on how to involve/benefit the community. GLP are looking to us for our ideas. - GLP have approached NNC for guidance on community initiatives, but have not got anywhere. - Green Patch – we discussed whether Magna Park is too far from Weldon village to be an easily accessible community hub. Gwyn said that funds could be used to buy land/set up a hub in a more central location.

Summary

    - GLP wants to work with us to agree how to spend S106 funding well.
    - There is little / no guidance from NNC and no identified focal point. - We should involve our NNC Rural Councillors and stake claim on the S106 funds relating to community initiatives - We can be proactive in gathering then sharing our ideas



with GLP. - We can become GLP's trusted advisor on community initiatives and developing strong relationships with the incoming businesses.

Action

- Set up a working group to discuss community needs and opportunities, invite the public and local businesses to take part MP - Create a Community Engagement Plan MP - Follow up contact with Groundwork Northamptonshire, initially for advice MP

There is an on site meeting on Thursday 25th to discuss traffic matters.

**PC.184 Rockingham Gate** - Cllr Page has met with Phil Jones. Timings were discussed, the green surveys have to be carried out again. Construction should start in the summer now. The planning application for Weldon Lodge is being prepared. Mr Jones is open to our thoughts as to how the community can benefit from Weldon Lodge once the renovations have been completed, it will stay in Mulberries control.

**PC.185 The following Planning Applications were reviewed**

- a) C/23/00451/DPA - Conversion of garage into hair salon - 22 Yates Close  
It was agreed to object to this application as to the proximity to neighbouring residential properties, noise, parking, possible breaches within the Deed of Covenants.

**PC.186 Outstanding applications**

- a) NC/23/00490/DPA - Demolition of a rear conservatory and construction of a new two-storey rear extension, loft conversion and partial garage conversion - 1A Church Street - No Objections
- b) NN/23/00030/WASVOC - Removal of Condition 5 (End Date) and variation of Condition 4 (Restoration) of planning permission ref: 08/00065/WAS - Corby Landfill Site, Kettering Road - No Objections
- c) NC/23/00457/DPA - Garden Studio at 4 Lake Drive - No Objections
- d) NC/23/00459/DPA - 2 x Substations at Weldon Park - No Objections
- e) ERP/EP3629SF Ver 2 - Shelton Road Incinerator - Objected
- f) NC/23/00349/NMA 10A Church Street - Objected
- g) NC/23/00351/DPA - Lorraine Gardens Chapel Road - Objected
- h) **NC/22/00464/DPA 22 Level Entry Dwellings Appeal**
- j) NC/23/00263/DPA - Employment Buildings at Cronin Courtyard No objections
- k) NC/23/00314/DPA - Discount Food Store at Arnsley Road Corby - Objected
- l) NC/23/00283/DPA demolition of existing bungalow and construction of 5 dwellings at 143 Corby Road - **Objected**

**PC.180 The next Planning Committee meeting will be held on Tuesday 20th February starting at 16;00 via Zoom.**

With no further business Cllr Page closed the meeting at 16:40