



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 10 March 2022

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If you require any further information about this agenda please contact Richard Woods, Democratic Services via the following:

Tel: 01327 322043

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
One Angel Square
Angel Street
Northampton
NN1 1ED

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West Northamptonshire Council
List of Public Speakers for South Northamptonshire Local
Area Planning Committee – Thursday 10 March 2022

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2021/1331/MAF Avara Foods, Willow Road, Brackley	None	None	Kam Saini, Agent for the Applicant

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**West
Northamptonshire
Council**

South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

(10th MARCH 2022)

Planning Committee – Committee Updates

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

Application Details:	Item No.
<p>Case Officer: Samuel Dix</p> <p>Presenting Officer (if different)</p> <p>Parish: Brackley</p> <p>Application No: WNS/2021/1331/MAF</p> <p>Development description: Proposed construction of a two storey extension to existing food processing facility (Use Class B2), with ancillary plant building, including part demolition and all associated works and infrastructure.</p> <p>Location: Avara Foods Ltd Willow Road, Brackley</p>	<h1 style="font-size: 48px; margin: 0;">5</h1>

Additional consultee responses

Environmental Health: Note that the site is covered by environmental permit. Conditions recommended regarding noise, odour, construction management and lighting. *Officer comment:- these matters are already addressed in the report and recommended conditions.*

Other matters

BREEAM

Section 8.22 of the report covers BREEAM and explains that discussions were ongoing with the applicant as to whether the proposed development could or should meet the BREEAM 'very good' standard required by Policy S11 of the Joint Core Strategy. In response to this the applicant has provided the following statement:

As the proposal comprises an extension to an existing premises this restricts the number of BREEAM credits that can be obtained.

During the feasibility process, the primary consideration was to install new machinery (for processing and the refrigeration of poultry products) to meet the most up to date environmental and food safety standards (including those administered by the Food Standards Agency) and in accordance with CDM regulations. The proposed extension has therefore been designed to accommodate the equipment, which has very specific dimensions. As set out in the supporting planning documents, a number of options were considered throughout the design process, all of which were not feasible.

Along with what is outlined above, the purpose of this extension is to produce and chill poultry for retail sale. Therefore, BREEAM credits that are associated with energy use and monitoring will be difficult to achieve considering the amount of energy required to chill the product from 30°C down to 4°C, ensuring food safety. As such, a BREEAM requirement is not considered to be reasonable or relevant and should not be applied to the proposed development.

Within the selection of the new refrigeration equipment Avara will endeavor to meet exacting standards in line with their Responsible Business Report, ensuring the best in class plant is incorporated into the development to meet their utility consumption targets.

Officers have no reason to doubt or disagree with the matters raised above and therefore, on balance, consider that it would not be reasonable to attach a BREEAM condition in this case.

Colour scheme

Paragraph 8.19 of the published report refers to the proposed colour scheme of the development being three-tone grey. The proposals have in fact been amended to be two-tone. This matter is nevertheless already subject to a recommended condition for further details of the final colour scheme of the development.

Productivity

During the committee site visit, members queried whether the proposed development would replace existing production facilities (and, if so, what would happen to these) or increase the output of the business. The applicant has confirmed that the existing production areas will remain and once the proposed development is complete, the efficiency and overall production will increase to meet the growing demand for poultry products.

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