



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 11 April 2022

Agenda Item Number	Page	Title	Report Author	Reason for delayed publication
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Strategic Planning Committee

11 April 2022

List of Public Speakers

Page No.	Application	Name	For/Against
13 - 30	Agenda Item 5 20/00074/WASFUL Mick George WTS, Lower Ecton Lane, Northampton Riverside Park	Mr Gough	Applicant

Page No.	Application	Name	For/Against
31 - 48	Agenda Item 6 WNS/2022/0173/MAR Land at Towcester Vale (H9) Towcester and Roade	None	

Page No.	Application	Name	For/Against
49 - 62	Agenda Item 7 WNS/2022/0179/MAR Land at Towcester Vale (H12) Towcester and Roade	None	

Page No.	Application	Name	For/Against
63 - 72	Agenda Item 8 WND/2021/0456 Phase 5, Monksmoor, Daventry Daventry East	None	

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**West
Northamptonshire
Council**

**West Northamptonshire
Strategic Planning Committee
South Northamptonshire Area**

UPDATES

for the planning applications to be discussed at the

Strategic Planning Committee

(11th APRIL 22)

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: Daniel Callis</p> <p>Presenting Officer (if different)</p> <p>Parish: Towcester</p> <p>Application No: WNS/2022/0173/MAR</p> <p>Development description: Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement</p> <p>Location: Land at Towcester Vale Towcester H9</p>	<h1>6</h1>

Correction

The RECOMMENDATION at the start of the report incorrectly refers to the need for a S106 agreement. No such agreement is needed, as this already exists on the outline permission. The Recommendation at the end of the report is correct.

Amended Plans

The applicant has submitted amended plans which address some minor point raised by officers (including Highways). This has resulted in minor adjustments to the layout and boundary treatments.

Consultee responses

The Ecology Officer has confirmed 'no objection' to the application.

Third party representations

One additional letter of objection has been received from a neighbour in Jenkinson Road, raising the following concerns:

- The site layout is overly cramped
- The proposed dwellings are adjacent to a sub-station
- This parcel was never part of the original proposal
- Loss of local history
- Impact upon properties in Jenkinson Road
- There is currently too little commerce and infrastructure in place to support extra dwellings in Towcester
- Loss of greenfield land

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Presenting Officer (if different)</p> <p>Parish Towcester</p> <p>Application No: WNS/2022/0179/MAR</p> <p>Development description: Reserved Matter Application for 52 units including conversion of existing stables on parcel H12. (part phase 2).(pursuant to outline planning permission (S/2007/0374/OUT) The outline application was accompanied by an Environmental Statement</p> <p>Location: Land at Towcester Vale Towcester H12</p>	<h1>7</h1>

Correction

The Committee invites sent out for this item incorrectly referred to conversion of the stables. The stables conversion relates to Item 6 (Parcel H9).

Consultee responses

WNC Highways: No objection. Comment as follows:

- The current standard width for a carriageway is 5.5m with 2.0m footpaths on either side.
- All accesses must meet the carriageway at 90 degrees; please amend the access between plots 955 and 956.
- Please ensure any parking bays at the end of rows within parking courts have an additional 0.5m manoeuvre space to the side.

- The LHA does not count single garages as parking spaces as these are often used for storage; resulting in vehicles parking on the highway where they may cause an obstruction.
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