



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 9 May 2022

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Strategic Planning Committee

9 May 2022

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37 - 62	Agenda Item 6 DA/2018/0526 Land at Mickle Well Park, Ashby Road, Daventry, NN11 2JY Daventry East	George Smith	Agent

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63 - 82	Agenda Item 7 N/2014/1429 Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ Dallington Spencer		None

Page No.	Application	Name	For/Against
83 - 100	Agenda Item 8 WNS/2021/1939/MAF Land adjoining Cherwell Valley Business Park, OX17 3AA Middleton Cheney	Peter Frampton	Agent

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**West
Northamptonshire
Council**

**West Northamptonshire
Strategic Planning Committee**

UPDATES

for the planning applications to be discussed at the

Strategic Planning Committee

(9TH MAY 2022)

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: Rebeca Grant</p> <p>Parish: Overstone</p> <p>Application No: WND/2021/0172</p> <p>Development description: Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 26 (noise) and Condition 37 (travel plan)</p> <p>Location: Overstone Leys, Overstone Lane, Overstone</p>	5

No update

Application Details:	Item No.
<p>Case Officer: Chuong Phillips</p> <p>Application No: DA/2018/0526</p> <p>Development description: Reserved matters application (appearance, landscaping, layout and scale) for development of 344 dwellings (including 17 self build plots) pursuant to condition 1 of outline planning permission DA/2014/0869 in addition to discharge of conditions, 10, 15, 21, 22, 26 & 32</p> <p>Location: Land at Mickle Well Park, Ashby Road, Daventry</p>	6

No update

Application Details:	Item No.
<p>Case Officer: Andrew Longbottom</p> <p>Presenting Officer (if different)</p> <p>Ward: Kings Heath</p> <p>Application No: N/2014/1429</p> <p>Development description: Application for the partial approval of details submitted pursuant to condition 8 (Design Code) to include all details relating to residential and landscaping areas but excluding details relating to all Commercial Areas, Mixed Use Areas, Grange Farm Commercial Hub, Secondary School and Primary Schools. relating to planning permission N/2014/1429 [Outline Planning Application (all matters reserved except access) for a Sustainable Urban Extension comprising up to 3,000 dwellings including affordable housing; up to 7.2ha employment land (Class B1 office/light industry and Class B2 general industry); a local centre to accommodate a food store (2,230m²), 6 shop units (750m²) for retail (Class A1), professional and financial services (Class A2), restaurant/cafe (Class A3), drinking establishment (Class A4) and hot food takeaway (Class A5); public house/restaurant; nursery (Class D1); 2 primary schools; secondary school; redevelopment of Grange Farm for cafe/restaurant/public house or hotel; extension of the North West Bypass on the site; provision of open space and strategic landscaping and wildlife corridors; surface water/flood management works and associated engineering works for drainage and services.]</p> <p>Location: Land at Mill Lane, Kingsthorpe, Northampton.</p>	<h1>7</h1>

WNC Landscape Consultant : No objections however makes the following comments (i) A number of changes have been made which have improved the Design Code, (ii) There are errors on the street tree details on page 102, (iii) Rhododendrons should be removed from the formal shrub list as the alkaline soil type will not support their growth, (iv) Further details are needed on the proposals for the management of the existing hedgerow through the Linear Park,

Officer comment:- The comments provided are useful but the proposed changes needed only represent minor changes to the Design Code. These could easily be addressed through a further revision to the code.

Highways England : No comments to make on the Design Code.

Local Highway Authority: Makes the following comments which it considers are essential that they are addressed (i) the shared surface road must be as close to straight as possible and the stated forward visibility standards need to be re-examined, (ii) The current wording of the Design Code makes it too easy for the developers to utilise rear parking courts as a design solution for parking for dwellings. This can cause problems as rear parking courts are under utilized and can cause parking pressures elsewhere. It is thought that on a site such as this that there are unlikely to be constraints that result in rear parking courts needing to be used.

Officer Comments: It agreed that parking courts are not the preferred option and we can work with the developers to tighten the wording within the code to further restrict the circumstances in which they can be used. However, Officers do consider that there could be circumstances where rear parking courts might be the best solution so I do not think the Design Code should rule them out completely. It should also be considered that reserved matters applications will need to be considered by members so there will need to be the ability for members to consider them at that time.

In addition to the comments above Officers have examined the latest version of the Design Code and there are still some outstanding minor issues rating to

- The design of the frontage parking spaces.
- The designs of the swales.
- The parameters of the housetypes for the larger dwellings.
- The design and layout of the terraced dwellings.
- The location of the residential waste collection points.
- Parking for Dallington Park.

However these minor matters can easily be addressed with the applicants to enable the Design Code to reach an acceptable standard.

As a further revision to the Design Code is therefore required Officers propose to amend the recommendation as set out below

TO DELEGATE TO THE HEAD OF DEVELOPMENT MANAGEMENT AND ENFORCEMENT TO PARTIALLY APPROVE THE DETAILS SUBMITTED PURSUANT TO CONDITION 8 (DESIGN CODE) TO INCLUDE ALL DETAILS RELATING TO RESIDENTIAL AND LANDSCAPING AREAS BUT EXCLUDING

DETAILS REALTING TO ALL COMMERCIAL AREAS, MIXED USE AREAS, GRANGE FARM COMMERCIAL HUB, SECONDARY SCHOOL AND PRIMARY SCHOOLS SUBJECT TO THE FOLLOWING MATTERS BEING ADDRESSED IN A REVISED DESIGN CODE AND CONSIDERED ACCEPTABLE:

- The submission of a revised section of the code on car parking
- The submission of a revised section of the code on the SUDS
- The submission of a revised section of the code on the house typologies
- The submission of a revised section of the code on waste
- The submission of a revised section of the code on landscaping

Application Details:	Item No.
<p>Case Officer: Samuel Dix</p> <p>Parish: Middleton Cheney</p> <p>Application No: WNS/2021/1939/MAF</p> <p>Development description: A solar park with associated infrastructure including two substations, raised plinths and reinforced grasstrack.</p> <p>Location: Land adjoining Cherwell Valley Business Park</p>	<p>8</p>

Ecology:

The recommendation in the report is subject to confirmation that the Council’s ecologist has no objection. This confirmation has now been received and therefore the recommendation may be updated as per the below.

Recommendation and conditions:

The Council’s ecologist has recommended conditions to ensure the development will have an acceptable ecological impact. One additional condition was also omitted from the report in respect of ensuring the land is restored to its original condition following the decommissioning of the development in 40 years’ time. The recommendation in the report is therefore updated to include the following conditions in addition to those in the report:

RECOMMENDATION – DELEGATE TO THE HEAD OF DEVELOPMENT MANAGEMENT AND ENFORCEMENT TO GRANT PERMISSION SUBJECT TO:

1. SUBJECT TO THE CONDITIONS SET OUT IN THE MAIN REPORT AND THE ADDITIONAL CONDITIONS BELOW (AND ANY AMENDMENTS TO THE CONDITIONS AS DEEMED NECESSARY):

Additional conditions:

1. The planning permission hereby granted shall cease to have effect no later than 40 years from the date when electricity is first exported from any of the solar panels to the electricity grid ('First Export Date'). Upon expiry of the permission, the land shall be restored to its original condition unless otherwise agreed in writing with the Local Planning Authority.

Reason: This is a time limited permission only given the nature and lifespan of the development proposed and to ensure the long term protection of the character and appearance of the countryside in accordance with Policy SA of the West Northamptonshire Joint Core strategy and Policies SS1 and SS2 of the South Northamptonshire Local Plan (Part 2).

2. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in section 6 & 7 of the Ecological Report by Wessex Ecological Consultancy dated August 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

3. If the development hereby approved does not commence by 19th July 2023. A revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy 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.

4. Prior to commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

5. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:

- a) Risk assessment of potentially damaging construction activities
 - b) Identification of 'Biodiversity Protection Zones';
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
 - h) Use of protective fences, exclusion barriers and warning signs
- The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of 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. All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.
