



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 12 May 2022

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West Northamptonshire Council
List of Public Speakers for South Northamptonshire Local
Area Planning Committee – Thursday 12 May 2022

Item Number	Parish/Town Council	Objector	Other Speakers	Applicant/Agent/Other
5 – WNS/2022/0154/FUL Runway west of Forest Road, Piddington	None	Tracy Barwick – Local Resident Marius Wooley – Local Resident Victoria Mitson – Local Resident Megan Ward – Local Resident	Caroline Moore & James Head – Civil Aviation Authority (Virtual)	Mark Carter – Agent for the Applicant Clark Smith-Stanley – Local Supporter John Tindall – Local Supporter
6 – WNS/2021/1564/MAF RAF Croughton	None	None	None	Alison Dornan – Agent for the Applicant
7 – WNS/2021/0931/MAO Land off Leather Lane, Middleton Cheney	None	None	None	Seth Williams – Agent for the Applicant
8 – WNS/2021/1815/MAR Land at Waters Lane, Middleton Cheney	None	None	None	Carl Scott – Agent for the Applicant
9 – WNS/2021/1797/MAF Manor Farm, Passenham	None	None	None	Nicola Thompson – 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

(12th MAY 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.
Case Officer: Samuel Dix Presenting Officer (if different) Parish: Hackleton & Grange Park Application No: WNS/2022/0154/FUL Development description: Change of use from Agricultural to grass runway with associated facilities for use as a microlight airfield (Retrospective) Location: Runway West of Forest Road, Piddington	5

Additional representations

5no. additional statements and representations have been received since the publication of the report. 4no. object to the development for reasons that are already summarised in the report and 1no. supports the development for reasons that are already summarised in the report.

Conditions

There are a number of alternative restrictive conditions that members may wish to consider applying. These will be detailed in the presentation. Condition 6 in the recommendation is nevertheless amended now to include the following additional clause (amendments underlined):

6. Notwithstanding the provisions of Class B of Part 4 Schedule 2 of the General Permitted Development Order (England) 2015 (or any other Order or Statutory Instrument replacing or amending that Order), the use of the site and other land within the applicant's control (as defined by the blue line on the approved location plan) for the landing and taking-off of any aircraft shall be restricted to

84 days per calendar year, other than in the event of an emergency. A record of all movements and days-of-use of the site shall be maintained at all times and made available for inspection by the Local Planning Authority upon request.

Reason : In order to safeguard the amenities of the area and the safety of rights of way users in accordance with Policy SS2 of the South Northamptonshire Local Plan and Policy HNPD4 of the Hackleton Neighbourhood Development Plan, and to ensure the development remains a scale appropriate to its location in accordance with Policies E7 and R2 of the West Northamptonshire Joint Core Strategy.

Publication of the Agenda and documents

Regarding application WNS/2022/0154/FUL for the Runway west of Forest Road, Piddington, it is alleged by local objectors that the committee report was not made available in the required timeframe.

I would like to take the opportunity to confirm to Members that the committee agenda, along with all connected reports, was published on Wednesday 4 May and therefore the Council has complied in full with the provisions of Section 100B (access to agenda and connected reports) of the Local Government Act 1972 regarding the timescale for publishing the agenda and connected reports.

The Act requires that the agenda and connected reports for local government meetings be published at least five clear working days in advance of the meeting and this requirement has been met.

As such, the claim that the committee report was not available in the required timeframe is without merit.

Application Details:	Item No.
Case Officer: Tom Ansell Presenting Officer (if different) Parish Croughton Application No: WNS/2021/1564/MAF Development description: Creation of a new base main gate, including formation of new access on to the B4031 and the erection of associated buildings including visitor centre, guard house and large vehicle inspection area.	6

Location: Royal Air Force Raf Croughton Road Raf Croughton Croughton NN13 5NQ	
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Report clarifications

In Paragraph 8.1 to 8.20 Officers consider the scope of permitted development and establish (in 8.18) the three main elements within the proposed scheme which justify the most scrutiny and detailed appraisal.

The report neglects to point out that the canopy, the building immediately to the west of the guardhouse, 6.7m tall, 15m deep and 22.3m wide, and open on all sides and with a shallow pitched roof, does require planning permission, and does not fall within the remit of Part 19 permitted development rights.

Notwithstanding this, the three elements listed in Paragraph 8.18 remain the most critical, and potentially impactful, elements of the scheme. Therefore, not listing the canopy specifically in Paragraphs 8.1 – 8.20 is not considered to prejudice or alter the assessment and conclusions reached in Paragraphs 8.39 – 8.74 ('The visual impact of the development (including on listed buildings)').

PROW condition

The Public Rights of Way officer has recommended a condition which was missed off the draft conditions list in the committee report. It is proposed that the following condition is added:

'Prior to the commencement of any works affecting existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and approved in writing by the Local Planning Authority.'

Reason: In the interests of highway safety and to safeguard users of the Public Right of Way and to comply with Policy SS2 of the South Northants Local Plan and Government guidance contained within the National Planning Policy Framework.'

EV charging infrastructure condition

Condition 19 requires the provision of EV charging infrastructure in the visitor's car park:

'The visitor's centre shall not be brought into use until its parking area has been provided with EV charging infrastructure, with one EV-dedicated parking bay for every 10 parking bays (or part thereof) provided with DC fast charging equipment or equivalent providing for no lesser standard of efficiency.'

However, the applicant has aired concerns in respect of this, pointing out that the visitor's car park is supposed to be occupied temporarily while security checks are undertaken, and the type of infrastructure required would potentially encourage people to wait for longer than is necessary while vehicles charged from empty to 80%. Other than being a potential security risk, it could also lead to congestion in the visitor's car park.

The agent has suggested an alternative condition which requires the base to provide EV charging infrastructure elsewhere within the base (where visitors will likely end up going once allowed in), rather than in the visitor's car park. This is a pragmatic solution which will likely place the infrastructure in location(s) that are more useful to those arriving in EVs.

The alternative wording suggested for condition 19 is as follows:

'The visitor's centre shall not be brought into use until the base has provided existing visitor car parking areas located within its curtilage with EV charging infrastructure, specifically DC fast-charging equipment or equivalent providing for no lesser standard of efficiency. One EV-dedicated parking bay shall be provided for every 10 parking bays (or part thereof) provided within the visitor's centre car park.'

Consultee responses

The Ecology Officer has responded to the ecology information submitted and has recommended the following conditions, having concluded that...

'Based on the findings of the report it is unlikely that the development proposed will have a significant impact on protected species or habitats if the mitigation and enhancements identified in section 4 of the Preliminary Ecological Appraisal are followed fully and successfully.'

Conditions recommended:

Compliance with ecology report:

'The development hereby permitted shall be carried out in accordance with the mitigation, conclusions and enhancements in section 3 of the Preliminary Ecological Appraisal Addendum by Mott MacDonald, dated 19th April 2022, 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.'

Pre-commencement check:

'Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.'

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.'

Working Method Statement for reptiles

'Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a working method statement for reptiles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the working method statement shall be carried out in accordance with the approved details.'

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.'

Submission of LEMP

'Prior to the 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. The LEMP should include details of;

- a) Biodiversity Net Gain Assessment*
- b) The location of where habitats will be created/enhanced*
- c) Type of habitats to be created/enhanced and how these will be created/enhanced*
- d) Corn Parsley (Petroselinum segetum) Translocation Strategy*
- e) Habitat management over 30 years to achieve and maintain target condition*

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.'

Species to be of UK provenance

'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.'

Application Details:	Item No.
Case Officer: Tom Ansell Presenting Officer (if different) Parish Middleton Cheney Application No: WNS/2021/0931/MAO Development description: Outline planning permission for up to 21 dwellings with associated landscaping and parking. All matters reserved except access. Location: Land off Leather Lane Middleton Cheney	7

Committee report discrepancies

The report published on the committee pages of the Council's website and the report published on the Council's Planning Register are different, insomuch that the version published and available on the committee pages is an older version of the same report, prepared ahead of April's committee but not submitted as it wasn't considered completely finished. It was submitted to be published in error.

The report published on the Council's Planning Register represents the final version, having been fully reviewed, edited and reformatted where appropriate or required. This is the fourth document from the top of the 'Supporting Docs' page here: <https://snc.planning-register.co.uk/Planning/Display/WNS/2021/0931/MAO>

Some of the key differences between the two reports are listed below. For ease, I will refer to the 'April' report and the 'May' report.

Firstly, on page 1, the committee date should read 12th May 2022 instead of 6th April 2022.

The 'May' report's 'Key Issues' list in the 'Executive Summary' does not reflect the eventual list of issues considered in the report.

This list:

- Principle of development
- The impact of the development on highway safety
- Affordable housing, impact on local infrastructure and S106 matters
- Landscape & visual impact of developing the site
- Heritage Impact
- Residential amenity
- Flood risk and drainage
- Ecology

Should be replaced by this list:

- Principle of development
- Affordable housing
- The impact of the development on highway safety
- Design principles / capacity & parameters plan
- Landscape & visual impact of developing the site
- Heritage impact
- Residential amenity
- Flood risk and drainage
- Ecology
- Archaeology
- Crime prevention
- Trees and hedges
- Impact on local infrastructure and S106 matters

One of the more significant differences between the 'April' and 'May' reports is how the 'Material Considerations' section was formatted and presented. The 'May' report was formatted to make it consistent with how previous reports for comparable sites/development were prepared (see Waters Lane, Middleton Cheney 0441/MAO).

In both reports, 'Material Considerations' for the 'Principle' appraisal commences at Paragraph 8.10. However, in the 'May' report the following bullet pointed

material considerations have been inserted ahead of the comparisons made between this site and the other Middleton Cheney sites:

'The following are considered to be relevant material planning considerations to weigh in the planning balance:

National Planning Policy in the NPPF and housing delivery

- *The Government's objective to significantly boost the supply of homes [Para 59].*
- *The requirement in the NPPF to identify specific and deliverable sites to provide for a minimum of 5 years' worth of housing against their strategic requirement [Para 73]. The 5-year figure is a baseline and not a ceiling.*
- *The applicant has provided information to show that the site has no technical constraints, and that housing can be delivered quickly and within the next 5 years.*

These considerations attract significant weight.

Delivery of Affordable Housing

- *The development will provide 50% affordable housing (circa 11 homes) and will therefore make positive steps towards meeting an identified affordable housing need. On the basis that the affordable housing provision is policy compliant (which would be secured through a s106 Agreement and conditions) the Strategic Housing Team would lend their support to the application.*

This is a consideration to be afforded significant weight.

Settlement Hierarchy and sustainability of location

- *The site adjoins the established built-up limits and proposed village confines of one of the district's five Primary Service Villages as categorised in the settlement hierarchy of the emerging Part 2 Local Plan. Beyond the two market towns these are the villages which have the highest levels of services and facilities. Middleton Cheney is one of the largest villages in the District, situated just 3 miles from Banbury and 7 miles from Brackley. A variety of shops, community facilities and services, as well as a primary and secondary school, serve the local community.*
- *The village is well served by regular public transport infrastructure to higher order settlements including Banbury and Brackley providing options for both commuter and leisure trips. Banbury town centre and railway station can be reached within a circa 15 min cycle ride and a circa 18-minute bus journey. Bus stops serving the number '500' bus service are located in close proximity to the application site.*

This is a consideration of significant weight.

Scale of Development

- *Development of up to 21 homes is considered to be an appropriate scale relative to settlement's status in the settlement hierarchy, without significantly prejudicing the Council's spatial strategy.*

This is a consideration of significant weight.

The site characteristics and impact on local character

- *The site is located outside of any significant landscape designations, is outside of the conservation area, and subject to sensitive landscaping treatments/buffers being integrated into a future scheme, no significant adverse long-term visual/landscape impacts have been identified; albeit a localised adverse change.*
- *The site is not of particular significance to the form and character of the village, and is ideally contained with residential built form to the south, east and soon to the north as well.*
- *The site itself is well-related to the village's facilities, including via a nearby PROW which can be used to access the secondary school and then onto the primary school and village centre, adjoins the settlement edge to the east and has established and defensible boundaries.*
- *A new housing development lies immediately to the site's east and there is no scope for further westward encroachment.*

These considerations carry significant weight.

Other material planning considerations

- *Biodiversity net gains will be delivered.*
- *The new homes (during both construction and occupation) will provide economic benefits.*
- *Other than its position beyond the settlement confines, and with appropriate safeguards in place, development of this site would not conflict with criteria A- F of Policy R1 of the JCS 2014.*

These considerations carry moderate weight.'

Paragraph 8.43 of the assessment within the 'April' report reads thusly:

'To achieve this, the applicants will need the cooperation of Vistry Homes, as they will need to agree (as the present Street Manager) to a Deed of Variation to the present Section 38 agreement in place that covers the existing turning head. A letter of comfort is being procured from Vistry wherein this party will confirm that they are happy sign a S106 agreement formally confirming its agreement to the DoV to the existing Section 38. Officers have not seen this yet, but have been advised it will be received ahead of committee (and it will be subsequently included in the Written Updates document for the committee item).'

The letter from Vistry was subsequently submitted. Paragraph 8.40 of the 'May' report reflects this:

'To achieve this, the applicants will need the cooperation of Vistry Homes, as they will need to agree (as the present Street Manager) to a Deed of Variation to the present Section 38 agreement in place that covers the existing turning head. A letter of comfort has been procured from Vistry wherein this party has confirmed that they are happy to be signatories to a S106 agreement to formalise its agreement to the DoV to the existing Section 38.'

The 'May' report contains additional sections on...

- Design principles / capacity & parameters plan [8.46 – 8.54]
- Archaeology [Paragraphs 8.106 – 8.107]
- Crime Prevention [Paragraphs 8.108 – 8.110]
- Trees and Hedges [Paragraphs 8.111 – 8.116]

Both the 'April' and 'May' reports contain the following paragraph in the 'Recommendation' section:

*'FURTHER RECOMMENDATION: THE STATUTORY DETERMINATION PERIOD FOR THIS APPLICATION EXPIRES ON **FRIDAY 8th APRIL** 2022. IF THE SECTION 106 AGREEMENT / UNDERTAKING IS NOT COMPLETED AND THE PERMISSION IS NOT ABLE TO BE ISSUED BY THIS DATE AND NO EXTENSION OF TIME HAS BEEN AGREED BETWEEN THE PARTIES, IT IS FURTHER RECOMMENDED THAT THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY IS GIVEN DELEGATED AUTHORITY TO REFUSE THE APPLICATION...'*

The date needs to be updated to reflect the new committee date, and as such the agent has agreed to an Extension of Time to Friday 13th May, and this can then be extended forwards to take into account the period of time needed for a S106 agreement to be prepared and negotiated.

Consultee responses

Since publication of the report, the Council has received comments from the Lead Local Flood Authority. The LLFA confirms that there is **sufficient information** to offer comments on the acceptability of the proposed surface water drainage scheme, and has recommended three conditions which Officers intend to add to the suggested conditions list:

'Prior to the commencement of construction activities, a surface water drainage scheme for the site, based on the approved Drainage Strategy-Lagan Homes Ltd dated September 2021(784-AA114668) shall be

submitted to the local planning authority for approval in writing. The details of the scheme shall include:

- I. detailed designs of all elements of the proposed drainage system, to include, diameters, invert and cover levels, gradients, dimensions. etc.,) This shall also include pipes, inspection chambers, outfalls/inlets and attenuation structures.*
- II. full and appropriately cross-referenced supporting drainage calculations.*
- III. cross sections of the control chambers (including site specific levels in mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices*

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.'

'No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. The details shall include the following:

- I. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.*
- II. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.*
- III. A site plan including access points, maintenance access easements and outfalls.*
- IV. vi) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any*
- V. arisings generated from the site.*
- VI. Details of expected design life of all assets with a schedule of when replacement assets may be required.*


Reason: To ensure the future maintenance of drainage systems associated with the development.'

'No occupation shall take place until a Verification Report for the installed surface water drainage scheme for the site based on approved scheme

shown in Drainage Strategy-Lagan Homes Ltd dated September 2021(784-AA114668) be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles*
- b) As-Built Drawings and accompanying photos*
- c) Results of any Performance testing undertaken as a part of the application process (if*
- d) required / necessary)*
- e) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges, etc*
- f) CCTV Confirmation that the system is free from defects, damage and foreign objects.*

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.'

Application Details:	Item No.
<p>Case Officer: Tom Ansell</p> <p>Presenting Officer (if different)</p> <p>Parish Middleton Cheney</p> <p>Application No: WNS/1815/MAR</p> <p>Development description: Application for Reserved Matters Consent for Layout, Scale, Appearance, Landscaping and Access in respect of a Residential Development comprising 54 no. dwellings (Pursuant to outline planning permission S/2020/0441/MAO)</p> <p>Location: Land At Waters Lane Middleton Cheney</p>	

Soft Landscaping

Since publication of the report, the agents have submitted a revised Soft Landscaping Scheme drawing GL1611 01C (received 5th May 2022) which intends to address the comments in the committee report (and Condition 11 of

the recommended conditions list) referencing the use of non-native species of plants.

The revised landscaping scheme now proposes solely UK native species in line with condition 8 of outline permission S/2020/0441/MAO.

As such, the wording of condition 11 is proposed to be changed from...

'The site shall be landscaped in accordance with a revised landscaping scheme, based upon drawing GL1611 01B Soft Landscape Proposals received 28th April 2022, but which only refers to species that are native to the UK as required by condition 8 on the outline permission (S/2020/0441/MAO) unless an alternative scheme....'

...to the following:

'The site shall be landscaped in accordance with drawing GL1611 01C Soft Landscape Proposals received 5th May 2022, unless an alternative scheme....'

Condition 12's wording also needs changing from...

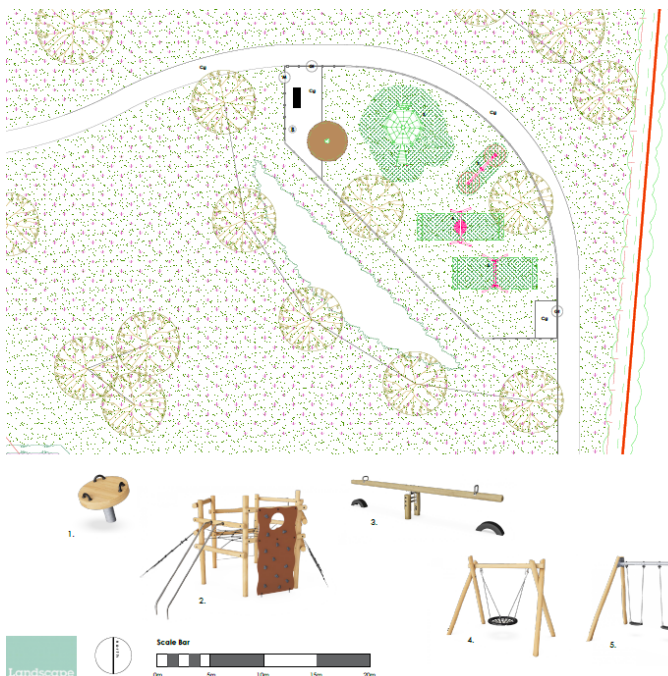
'Any landscaping plan approved as part of condition 11 above shall be maintained in accordance with document GL1611 Landscape Management Plan received 19th October 2021 [Appendix A of this management plan will be superseded by the landscaping scheme eventually approved by condition 11]...'

...to the following:

'The soft landscaping shown on drawing GL1611 01C Soft Landscape Proposals received 5th May 2022, or any alternative landscaping scheme approved by condition 11, shall be maintained in accordance with document GL1611 Landscape Management Plan received 19th October 2021 [Appendix A of this management plan will be superseded by the landscaping scheme eventually approved by condition 11]...'

Play area

A new drawing was submitted on 5th May 2022 'GL1611 02B' showing the soft play area proposals in the north-eastern corner of the site. The plan shows a selection of timber play equipment arranged near to the public footpath that goes around the site's perimeter:



This drawing was submitted very late in the process, and Officers have not had a chance to fully appraise it yet. It has not gone before any relevant consultees (i.e. Environmental Protection, Crime Prevention Design Advisor etc).

The agent has indicated that the applicants would prefer the Council to utilise a planning condition following the granting of approval, so that these details can effectively be resubmitted to be properly reviewed by the relevant consultees. It is therefore suggested that the following condition is added to any subsequent approval:

'Notwithstanding the submitted details on "GL1611 02B Play Area Proposals' received 5th May 2022, prior to occupation of the first dwelling, details of the proposed play area, including its siting within the open space and the precise siting within that space of equipment, have been submitted to the Local Planning Authority and approved in writing. The development shall thereafter be carried out in accordance with the approved details, and fully implemented prior to the occupation of the last dwelling.'

Reason: To ensure an acceptable functional play space in a practical location within the open space provided to residents of the site and neighbouring residential developments, to accord with policy SS2 of the South Northamptonshire Local Plan.'

Representations – Strategic Housing

Strategic Housing have provided comments (11th May 2022) which confirms that there are no objections outstanding subject to one tweak being made to the plans submitted for the three-bedroom affordable units:

'The internal layouts for the 3 bed-room house accommodation being amended to provide 5 bedspaces as opposed to the current 4 bedspaces.'

Officer's note; this has been addressed through the submission of Rev B plans for the 'Shipley' affordable housing type, received 12th May 2022.

Representations – Local Highway Authority

The Local Highway Authority has made some observations on the revised layout. It is seeking clarification/further details on the access point with Waters Lane (specifically requesting a safe pedestrian crossing over Waters Lane with dropped kerbs). *Officer's note; these matters were approved at Outline stage – the drawing will be shown during the committee presentation.*

The LHA also advises on some points of concern in respect of the internal layout:

- Parking bays for plots 8 and 9 (and a visitor) do not meet highway at 90 degrees (*Officer's note; drawing N1677 008K received 12th May 2022 addresses this*)
- Turning head at northern point of site needs to be amended to standard turning head to allow easier access onto private drives with 2m footpath all the way around (*Officer's note; the turning head proposed is felt to be an acceptable compromise between an appropriate design and functional turning head that provides access to the private drives. The agent is happy to revert to the previous T-shaped turning head if the committee are not concerned about its larger, more engineered design and appearance*)
- Visitor parking should not be within 10m to the right of a junction to avoid disrupting visibility (*Officer's note; drawing N1677 008K received 12th May 2022 addresses this, through the removal of a single non-allocated visitor's parking space*)
- Ramp up for a change to shared surface needs showing on the plan (*Officer's note; drawing N1677 008K received 12th May 2022 addresses this*)
- Continued objection to the use of rear parking courts as it advises that this leads to on-street parking (*Officer's note; the use of parking courts for up to 8 dwellings is supported by the Council's Parking Design and Standards SPD, and the design of the two courts in this development has been carefully considered to ensure maximum surveillance/openness and opportunities for planting etc are provided*).

Officer's note; drawing N1677 008K received 12th May 2022 and Shipley Rev B replace the relevant plans on the draft decision notice (condition 1).

Representations – neighbours

Since publication of the committee report, the Council has received four objections from neighbouring properties:

- 11 Slade Leas
- 30 Thenford Road
- 15 Thenford Road
- 6 Thenford Road

The following concerns have been raised:

- Unclear whether pedestrian links between new site and Waters Lane/Centenary Road/footpath to Chenderit School have been provided (*Officer's comment; pathways to the edge of the site boundary now shown on drawing N1677 008j*)
- Design/layout of internal roadways opening up future development opportunities (*Officer's comment; the designation of land within the site by the Parameters Plan prevents land within the site boundary being 'banked' for future use, and any proposed development outside of the site in the future will have to be assessed on its own merits upon its submission to the Council*)
- Impact of construction traffic on local highway network (*Officer's comment; condition 11 of the outline application 0441/MAO intends to exert control over this aspect of the development*)
- Affordable / social housing now located in two areas of the development and not equally spread throughout the site, and layout has changed significantly since appeal process/outline being granted (*Officer's comment; the distribution of affordable housing within the site is felt to be suitably pepper-potted, with a higher concentration in the southern section due to the properties being of a higher density. Strategic Housing will provide further comments if they deem it appropriate to do so. The scheme's layout has changed since its original submission in order to address concerns raised by the Council, and the plan at appeal/outline stage was indicative*)
- Apartment block unsuitable for a rural environment (*Officer's note; see paragraphs 8.32 – 8.33 of report*)
- Concerns about the apparent absence of hard boundary treatments along the boundaries of properties close to the apartment block/parking court, potentially allowing people to access Thenford Road on foot from the corner of the site (*Officer's note; see below*)
- Concerns about impact on amenities from apartment building (overlooking, dominating, overpowering – *Officer's note; see paragraphs 8.22 – 8.25 of report*) and bin store (odours/rodents etc – *Officer's note; see below*)
- Concerns about light pollution and impact on neighbouring amenities (*Officer's note; see below*)

- Concerns regarding crime prevention (*Officer's note; the Council awaits comments from the Crime Prevention Design Advisor*)

Boundary treatments to Thenford Road properties

Suggested condition to address this concern and remove ambiguity from drawing N1677 008j (Planning Layout) and drawing N1677 700e (Boundary Treatments Plan):

'Notwithstanding the details shown on drawing N1677 008j (Planning Layout) and drawing N1677 700e (Boundary Treatments Plan), full details of the means of enclosures proposed to secure the gardens of 6, 8, 10, and 16 Waters Lane and 15 Thenford Road shall be submitted to and approved in writing by the Local Planning Authority prior to those works commencing. Such approved means of enclosure, in respect of those dwellings which are intended to be given additional garden land, shall be erected prior to the first occupation of plots 40 – 52 inclusive as shown on drawing N1677 008j (Planning Layout).

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.'

Bin store details

Suggested condition to ensure bin store (and cycle store) provided is of suitable construction such as to deter rodents/odours/theft etc:

'Prior to the commencement of plots 45 – 50 (the apartment block), further details of the cycle store and refuse/bin store serving this building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevational drawings, materials/finish and security measures (for the cycle store). The storage facilities shall thereafter be provided in accordance with the approved details before the building to which they relate is first occupied.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.'

Light pollution

Suggested condition to control external lighting for all plots, apartment block and parking courts:

'Details of the external lighting/security lighting including the design, position, orientation and any screening of the lighting for all plots, including the apartment block, and the two parking courts, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and amenities of neighbouring residential dwellings, in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.'

Application Details:	Item No.
<p>Case Officer: Tom Ansell</p> <p>Presenting Officer (if different)</p> <p>Parish Passenham</p> <p>Application No: WNS/2021/1797/MAF</p> <p>Development description: The relocation of existing Manor Farm farmyard and conversion of existing buildings at Manor Farm to three dwellings with associated works</p> <p>Location: Manor Farm Passenham Road Passenham</p>	<p>9</p>

Representations – neighbours/third parties

A response from no given address was received, referring to earlier comments submitted by the same person, and highlight further concerns relating to...

- The impact of the development on Passenham's heritage assets
- The impact of the development on highway safety, and in particular the harm caused by large vehicles meeting and needing to pass each other, or missing the access and continuing into Passenham and getting stuck by a weight-restricted bridge and narrow roads
- The impact of the straw barn on the highway (and light received by highway)
- Ecological impacts
- The necessity of the development

Officer's note; the above concerns have been addressed in various sections of the committee report. In particular, paragraphs 8.119 – 8.128 provide an appraisal of highway safety matters. Officers once again highlight the absence of any restrictions of use placed on the existing farmyard, other than natural limitations caused by its scale and the buildings within. Notwithstanding this, there is a good chance that the scenarios raised by the third party could very feasibly happen now during the normal, permissible operations carried out from

the existing farmyard. As the existing operation is moving to the new farmyard, Officers remain satisfied that the development does not result in an increased risk to the safety of highway users in Passenham.

A further response was received on 11th May, also from no given address, highlighting the following issues:

- Scale of development and open countryside location
- Impact on setting of village
- Impact on rural landscape
- Impact on highway safety

Officer's note; These matters are all taken into consideration and appraised in detail in relevant sections of the report, in particular the 'Principle' section commencing at Paragraph 8.1 – 8.62 which comprehensively considers the location and scale of the proposals, making reference to the Council's consultant Mr Kernon), and the following 'Visual Impact' section that continues from Paragraph 8.63 to 8.110.

- Impact on archaeology

The report does not contain a section on archaeology. Furthermore, the response from the archaeological consultant has not been summarised in the relevant section. Liz Mordue, the archaeologist, provided the following comments in November 2021:

'The application site is located at the northern end of the settlement of Passenham and on the south west side of Passenham Road. Most of the buildings proposed for conversion are relatively modern but the building referred to as Barn C appears to be older and was at least in part present by 1883, based on historic map evidence. The significance of the building lies in its spatial and functional relationship to the other farm buildings and the Grade II listed farmhouse, as well as its historic fabric.

The NPPF, paragraph 205 says that the local planning authority should require the developer to record and advance understanding of the significance of heritage assets to be lost due to development. In this case a condition for building recording to Level 2 as defined in Historic England: Understanding Historic Buildings (2016) is recommended.

The proposed location for the new farmyard has been archaeologically evaluated in connection with a previous application and found to be clear of archaeological features. Therefore, no further work is envisaged for this element of the development. However, should the farmyard subsequently be expanded there would be a requirement for further assessment and

mitigation owing to the presence of known archaeological remains elsewhere in the field.

Evidence for the development and use of the farm buildings may be altered, concealed or lost due to alteration and conversion. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. In order to secure this please attach a suitable condition for a programme of archaeological work as recommended above and in line with NPPF paragraph 205 to any permission granted in respect of this application.'

Notwithstanding this omission, condition 6 of the draft conditions does recognise this request, and requests the submission of a Written Scheme of Investigation and subsequent reports etc as part of an archaeological condition. This will secure the building recording noted as being required by Liz Mordue in her comments.

Therefore, the contents and conclusions of the report are not felt to prejudice this consultee, as the requirement for a condition was noted and included on the decision notice.

Member Call-in requests to South Area Planning Committee

Application reference No.	Site Address	Proposal	Member Call-in details
WNS/2022/0024/FUL	Chipping Warden Kindergarten, OX17 1LD	Demolition of existing building and replacement with one dwellinghouse	Councillor Alison Eastwood
WNS/2022/0253/FUL	Land South of Cross Lane, Helmdon	Proposed infill dwelling with parking, turning and amenity space	Councillor Charles Manners
WNS/2022/0224/FUL	Skydiving simulator, Hinton in the Hedges Airfield	The erection of a skydiving simulator training facility to support the existing Hinton Skydiving School	Councillor Rebecca Breese
WNS/2021/1678/FUL	Cuttle Mill Bank Cottage, Paulerspury	2 no. vehicle access gates to access road to	Councillor William Barter

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