



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 3 November 2022

Page	Title
(Pages 3 - 14)	<ul style="list-style-type: none">- Index of Planning Applications- Public Speakers- Committee Updates- Revised Site Plan- Revised Aerial Plan- Written Address - Councillor Charles Manners

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
The Forum
Moat Lane
Towcester
NN12 6AD

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West Northamptonshire Council
List of Public Speakers for South Northamptonshire Local
Area Planning Committee – Thursday 3 November 2022

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2022/0253/MAO Land South of Cross Lane, Helmdon	John Marchant, on behalf of Helmdon Parish Council	Andrew Gray, Atchison Rafferty Consultants Chris Gartside, Local Resident	None

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South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

(3 NOV 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: Tom Ansell Presenting Officer (if different) Parish: Helmdon Application No: WNS/2022/0253/FUL Development description: Proposed infill dwelling with parking, turning and amenity space Location: Land South of Cross Lane Helmdon	5

Comments

A comment was received from a third party confirming their attendance at the planning committee meeting. The comment also questioned whether the backland and tandem development policy (GS4) in the Local Plan Part 2 had been taken into consideration. This question appears to be addressed to the members of committee.

Nonetheless, Officers can confirm that Paragraph 8.3, and then Paragraphs 8.16 – 8.45 consider, in depth, the scheme's compliance with policy GS4 of the Local Plan Part 2.

Clarity on plans

Officers would like to provide clarity on two points. This will also be raised in the Officer's presentation to committee.

Firstly, the access track into the site passes by a store, which is attached to a garage located to the south of 2 Cross Lane.



It was confirmed at the pre-committee site visit that the store could be demolished to free up space for the access, and inevitably for construction traffic in the event approval was granted.

Officers suggest adding the following pre-commencement compliance condition:

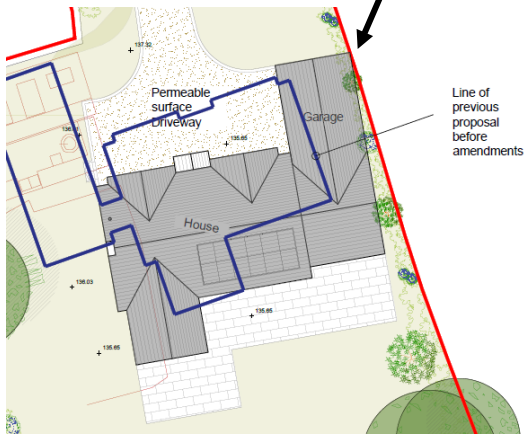
'Prior to the commencement of any development, the store attached to the detached garage to south of 2 Cross Lane, as seen in the photograph below, shall be demolished.'

Reason: To ensure sufficient space is provided for private vehicular access and, for the duration of the dwelling's construction, traffic associated with the construction process, to comply with policy SS2 of the Local Plan Part 2.'

Associated photo:



Secondly, the dwelling is shown as having a close relationship with the garden boundary of 4 Cross Lane.



The agent confirms that the garage wall will not be forming the boundary to the neighbour, and the existing established hedgerow between the two properties will remain the boundary treatment between the site and 4 Cross Lane.

Part b) of condition 15 (landscaping) will require the hedgerow to be shown as retained on a subsequent landscaping scheme which will need to be submitted to the Council for approval prior to the development progressing above slab level.

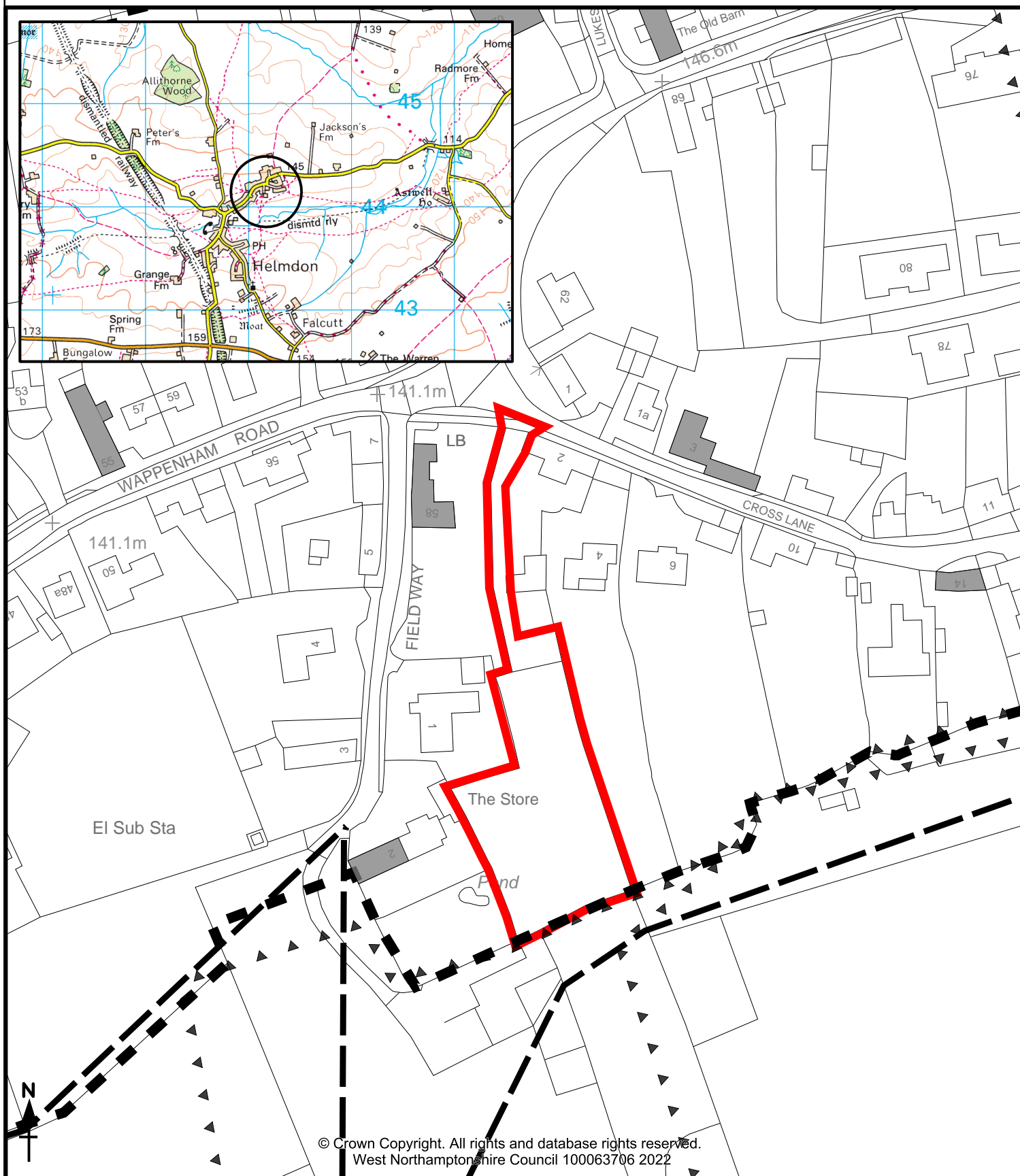
Fence around wall of 1 Field Way

Paragraph 1.4 of the report asserts that a *'taller fence has been erected within the garden, inside the stone wall'* [of 1 Field Way]. This is not correct. The fence has been erected within the applicant's land, and Officers understand it replaces a fence that stood here previously, but which had been removed by the time the applicants moved into 2 Cross Lane. The following photo will also be shared in the Officer's presentation to committee:



Application Number: WNS/2022/0253/FUL

Parish: Helmdon CP



Town/Village: Helmdon

Site Area: 1.819 Ha

Grid Location: SP5917144122

Map Scale: 1:1250



Listed Building

Public Right of Way



Site of Archaeological Asset



Village/Town Confines

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Application Number: WNS/2022/0253/FUL

Parish: Helmdon CP



Map Scale: 1:1250

Date Flown: 'Latest Available'

 Site

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RE: WNS/2022/0253/FUL

Cross lane Helmdon

To the Planning Committee

I am unable to present this personally as I am away so please accept my apologies. I called this application in on 25th February 2022 for the following reasons and despite further revisions to the original plans I remain opposed to the application

1. Access from the road is too tight and will impact on-street parking. As well as the issue of access and visibility for vehicles, I believe that there has to be a pedestrian splay as well, which I don't think that that can be achieved. There are residents nearby who have no parking within their boundaries and therefore have no alternative but to park on the road.
2. This development contravenes the Backland Council Design guide P 209 and points (ii) and (iii) of 4.65. The application contravenes a saved South Northants policy. Given the narrowness of the shared driveway off the lane, it could also be termed infilling.
3. The siting, size and height of the house and garage remains out of proportion to the site and is unacceptable.
4. The impact on the surrounding houses and in particular the bungalow Acres End, I Field Way, and adjoining Grade 2 listed building in Helmdon is unacceptable.
5. I would like to correct the Officers report para 1.4; This states that there has been a tall fence erected inside the stone wall. This implies that the Brookhouse's have erected a fence, if fact the applicants who put up the fence on their side of the wall. This is across the bottom of the Brookhouse's garden, the low stone wall belongs to the applicants.
6. There have been nearly 30 individually submitted objections to the application which I hope will carry some weight in your discussion.
7. The applicants have made no effort in the first instance to consult the community.

This is the first application in nearly 18 months that I have called into the Committee! Thank you and I would urge you to refuse this application.

Councillor Charles Manners
07836 550356

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