



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 8 December 2022

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West Northamptonshire Council
 List of Public Speakers for South Northamptonshire Local
 Area Planning Committee – Thursday 8 December 2022

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2022/0919/MAO Land North of Town End Farm and West of Brackley Road, Croughton	None	None	Michael Robson, Agent for the Applicant
6 – WNS/2021/2154/FUL Briary Cottage, 8 Lumber Lane, Paulerspury	None	Sandra Barnes, 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

(8th DECEMBER 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: Tom Ansell</p> <p>Presenting Officer (if different)</p> <p>Parish: Croughton</p> <p>Application No: WNS/2022/0919/MAO</p> <p>Development description: Outline planning application for up to 46 dwellings and associated works at Land west of Brackley Road, Croughton. All matters are reserved for subsequent approval except for access.</p> <p>Location: Land North Of Town End Farm Townend Close and West of Brackley Road Croughton</p>	<h1>5</h1>

New information re highway works

On 2nd December new drawings were submitted by the applicant intended to address the LHA's comments dated 28th November.

The revised highway scheme omits the footpath crossing from the western side of Brackley Road to the eastern side, and instead continues it around the corner and onto the northern side of High Street. This intends to address what a number of those responding to the reconsultation raised as a concern/objection to the previous highway improvements; that the scheme prevented occupiers of the development easily accessing the public footpath on the northern side of High Street.

To achieve this, works are required to the verge of the road and a stone wall, which is owned by a third party (i.e. not the applicant or the LHA) requires relocating (pushing further away from the highway edge). The agent has confirmed that the third party is happy to be a signatory to the Section 106 and be legally obliged via a covenant to permit the wall's relocation to allow the highway improvement works to take place.

The LHA must confirm in writing that it is satisfied with the revised scheme in order for the Council to consider removing refusal reason three (highway safety). If this confirmation is received ahead of committee, then Officers will recommend verbally than reason 3 for refusing permission is removed from the decision notice.

Officers have consulted the LHA for 14 days. If a response is not received before committee, Officer's suggest the recommendation is changed in the following way:

'Delegated to the Head of Planning Delivery to refuse the application for the reasons listed in the report, subject to the response from the Local Highway Authority and if the Local Highway Authority confirms its satisfaction with the highway improvement plans submitted 2nd December 2022, then the application will be refused minus the third highway reason for refusal.'

Visual impact of additional highway works near High Street

The revised highway improvement scheme require works to the prominent green verges, involving the loss of these, along with works to an existing attractive stone wall. These verges and wall are prominent features that are visible from within the conservation area, looking out. Irrespective of the acceptability of the proposed improvements, Officers are concerned the works now also result in some harm to the views out of the conservation area. As such, the second reason for refusal is proposed to have the following added to it:

'The substantial changes and loss of the grass verge to facilitate the creation of a widened road and footpath, along with the pushing back of the stone wall away from the highway edge, all close to Croughton High Street and viewed from within the conservation area covering this, will harm the setting of this asset.'

Application Details:	Item No.
Case Officer: Tom Ansell Presenting Officer (if different) Parish Paulerspury Application No: WNS/2021/2154/FUL	6

Development description: Proposed conversion of stone barn, new 3-bedroom dwelling to south-west with proposed new access.	
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Location: Briary Cottage 8 Lumber Lane, Paulerspury, Northamptonshire	
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Clarity on barn's listed status

The item has been deferred from the agenda

South Northamptonshire Area Committee – 8th DEC 2022

Officers would like to recommend that the Committee agrees to hold pre-committee site visits for the following applications, which are expected to be brought before the Committee for determination at the next meeting.

Application No. **WNS/2022/1525/FUL**

Proposal **Hybrid planning application: Outline planning permission sought for up to two self-custom build dwellings, with access for consideration. Full planning permission sought for restoration works to existing brick lean-to structure.**

Location **Land North of Whiston Road, Cogenhoe**

Reason for the visit To visualise the site and its relationship to the village

If the Committee accepts these recommendations, the site visit will be held on Tuesday 3rd January 2023 at 11:00am, along with any other site visits agreed at today's meeting.

(8th December 2022)

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