



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 12 December 2022

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If you require any further information about this agenda please contact Diana Davies, Democratic Services via the following:

Tel: 01327 322195

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
One Angel Square
Angel Street
Northampton
NN1 1ED

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Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at Forum, Moat Lane, Towcester on Monday 14 November 2022 at 2.00 pm.

Present Councillor Phil Bignell (Chair)

Councillor Jonathan Harris
 Councillor Stephen Hibbert
 Councillor David James
 Councillor Charles Manners
 Councillor Ken Pritchard
 Councillor Bob Purser
 Councillor John Shephard

Substitute Members: Councillor Stephen Clarke
 Councillor Andrew Kilbride

Also Present:

Apologies for Absence: Councillor Ann Addison
 Councillor Rosie Herring
 Councillor James Hill
 Councillor Jake Roberts
 Councillor Cathrine Russell

Officers
 Simon Aley, Planning Solicitor
 Diana Davies, Democratic Services Officer
 Jeverly Findlay, Committee Officer
 Rebecca Grant, Major Projects Officer, Planning Department Daventry
 Eamon McDowell, Area Planning Officer
 Paul Seckington, Head of Development Management and Enforcement
 Adam Walker, Principal Planning Officer

86. **Declarations of Interest**

There were no declarations of interest.

87. **Minutes**

Resolved:

That the Minutes of the Strategic Planning Committee of 17 October 2022 be approved and signed as a correct record.

88. **Chair's Announcements**

Members were to expect an invitation for training on the South Northamptonshire Local Plan (Part 2) Supplementary Planning Document.

89. **WND/2022/0833 Overstone Leys, Overstone Lane, Overstone**

The Major Projects Officer outlined the application for the reserved matters application for 350 dwellings (phase 10) within the southern part of the Overstone Leys Sustainable Urban Extension (SUE). The site proposed a total of 92 affordable units which would be 26% of the units, of which 70% will be affordable rent and 30% will be shared ownership.

The outline planning permission had been approved in 2015 for the Sustainable Urban Extension (SUE) which comprised of up to 2,000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings and the provision for up to 3.83ha for a local centre.

The application was a resubmission of application WND/2021/0172 which had been refused at the 9 May 2022 Strategic Planning Committee on grounds that concerns regarding potential noise nuisance had not been adequately addressed.

West Northamptonshire Council's Environmental Health team had reviewed the findings of the independent noise consultant and had concluded that sufficient mitigation measures were in place and were satisfied that Condition 26 could be discharged.

West Northamptonshire Council's Highways Authority considered all matters relating to the highway layout and access had been resolved to the Local Highways Authorities (LHA) satisfaction during consultation for WND/2021/0172. The application was a re-submission of the same plans, and the LHA had no further comments to make.

All objections raised in relation to the development had been resolved.

The Major Projects Officer displayed the road layout plans for a new section of A43 dual carriageway road; location of protected trees and the locality in relation to both the North and South Overstone Leys developments.

Members were advised that the travel plan has previously been reviewed and approved.

In response to Member's enquiries the Major Projects Officer advised that:

The outline planning permission granted in 2015 (planning application reference DA/2013/0850) had made provision for public open space which was specified on the S106 agreement and approved under the Zone 9 application. There were two designated play areas, one located central to the overall development and one on the boundary. The allotments were located to the south west of the site and complied with the policies for allocation, as set out in the local plan 2013/14. The S106 remained silent on the matter of transferral to a named company or parish

council. The maintenance of the open spaces would primarily be offered to the parish council, with an associated contribution being made.

One area had been designated for public art. This would be subject to planning permission and the parish council would be consulted.

A small number of units on the development were not in compliance with national space standards. The applicants could only be required to increase the size of these units if a condition had been applied to the outline planning permission.

Kath Else, the Agent, addressed the Committee in support of the application and advised that the layout of the development had remained the same since October 2021. The noise issues raised had been resolved.

In response to Members questions the Agent advised:

The provision of public art would be open for discussions.

The topography of the site required the allotments to be tiered. A commuted sum had been offered to the parish council for taking ownership of the allotments. A wider discussion, regarding ownership of all open spaces on the development, was taking place. The agent advised that an alternative arrangement could be for a management company to take ownership.

It was expected that a site office would be on site in January 2023 and the commencement of work on the scheme was anticipated to begin that year. The anticipated completion, within approximately 7 years. There would be a Construction Management Plan in place to regulate the development traffic.

The agent advised that the current requirement was for larger properties and that the purchase of properties for use as houses in multiple occupation would not be encouraged.

Consideration was being given, by the housing providers, for 27.5% affordable housing.

The Chair invited Councillor Shephard, the Ward Member for Moulton to address the Committee, who advised that there had been significant concerns regarding the mitigation of noise, noted that experts had been consulted and had been satisfied with the proposed mitigation measures.

The Major Projects Officer further advised that West Northamptonshire Council's Environmental Health team had accepted the mitigation proposed.

Councillor John Shephard proposed the application be approved, the proposition was seconded by Councillor David James and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the Assistant Director for Planning be given delegated powers to grant permission subject to the conditions set out in the report (and any amendments to those conditions or additional condition as deemed necessary).

90. **WND/2022/0735 Apex Park Phase 3, Zone B, Parsons Road, Daventry, Northamptonshire**

The Area Planning Officer (West) outlined the application for the reserved matters, application for access, appearance, landscaping, layout and scale, for a warehouse and distribution unit including ancillary offices, landscaping, access, parking and associated infrastructure. Outline planning permission for the site had been approved in 2019 with permission for 4 units.

This application would be for 1 unit, situated within an established industrial estate consisting of large industrial B8 units. Redevelopment of the site, associated parking and HGV and proposed new access. The application included landscaping details, and the adjacent trees, assisted the mitigation of the visual impact on the landscape.

To maximise the opportunity to let the site the application was for a single unit.

The former building was a large unit which had been demolished. The proposed development was similar in appearance and design to the former building and would be in keeping with the area.

Provision had been made for access for pedestrians and cyclists to and from the site.

The Local Highway Authority has raised no objections to the proposed layout, access arrangements or parking provision.

Whilst the previously developed site did not afford much opportunity for biodiversity, additional landscaping would be provided on the site boundary.

The roof was designed with translucent panels to maximise the use of natural light within the warehouse reducing the cost and producing an efficient, sustainable building.

The colour palette for the buildings cladding was consistent with other buildings at Apex Park.

A surface water attenuation basin (swale) and external amenity space was located to the east of the proposed sprinkler tanks and pump house.

In response to Member's enquiries the Area Planning Officer advised that:

The proposed single unit was smaller than the former building.

A condition had been included in the recommendation to ensure the colour palette for the buildings cladding was approved by the local planning authority.

The height of the proposed unit was 18 metres, in line with the outline application.

Members raised concerns that the net biodiversity gain was disappointing.

The surface water drainage was the subject of conditions submissions under the outline permission and would be addressed prior to commencement of work on site.

Justin Gartland, the applicant, addressed the Committee and spoke in support of the application. It was a development on an existing site, a site allocated for use in the local plan and complied with the development plan.

In response to Members questions, the Agent advised that whilst the established site provided limited opportunity to improve biodiversity the business routinely committed to enhanced landscaping measures to maximise biodiversity.

The provision of natural light resulted in a lower impact building to meet the target of Carbon Low. Photovoltaic Panels (PVP's) on the roof would require changes to the lighting. Should the occupier require PVP's it could be considered.

It wasn't anticipated that the occupation and operation of the new unit would see an increase in traffic. A traffic survey was carried out at the outline stage, within the transport assessment, and was considered acceptable.

Councillor David James proposed that Officers' advice to approve the application be accepted, the proposition was seconded by Councillor Charles Manners and on being put to the meeting was declared carried with 9 voting in favour and 1 abstention.

RESOLVED:

That the Assistant Director for Planning be given delegated powers to grant permission subject to the conditions set out in the report.

91. **WNN/2022/0370 Land South of Rowtree Road and West of Windingbrook Lane, Northampton**

The Principal Planning Officer outlined the application and Members' attention was drawn to the committee updates and that the officers, in consultation with Highway Officers concluded that there were no identifiable benefits to widening the carriageway of the primary road by 800mm in certain locations. The National Highways had not raised any issues regarding flood risk and drainage in respect of the proposed diversion of a drainage outfall from the M1 motorway. The Environment Agency had supported that element of the proposed drainage scheme.

The phase 2A application would provide up to 1000 dwellings, a mixed use local centre, a site for a primary school and open space. A surface water drainage scheme and an extension to the primary route of highway to serve Phase 2 and 3 of the development. A further application was anticipated which would include the final section of the primary route, to join the development. A reserved matters application

for 425 dwellings had been submitted for Phase 2 and was with officers for consideration.

The surface water drainage strategy comprised of a series of three attenuation ponds in the northern part of the SUE site which would discharge direct to Wootton Brook. The ponds would be located outside of the flood zone boundary.

As a result of discussions between the Lead Local Flood Authority (LLFA) and the Environment Agency, the proposed drainage strategy also included the diversion of an existing drain from the M1 which would discharge to Wootton Brook. The proposed drain being larger in size than the existing drain would provide some additional capacity.

In response to Member's enquiries the Principal Planning Officer advised that:

The run off from the M1 would be directed to the attenuation ponds and there would be restricted run off to the brook. Increased rainfall had been considered when assessing the size of drainage ponds and the infrastructure, based on a worst case scenario plus 40%. Any additional overflow would go to a substantial area of open space. The existing pipe was directing the run off to a small pond and excess on to the brook, this proposal would just divert the existing drain off.

Parking provision at the local centre was outside the scope of the current application and would be included on a later application.

Localised widening of the road outside the school and local centre had been considered. There were no technical reasons and no specific benefits to increasing the width of the road by 0.8 metres. The width of 6.5 metres met with the standards for a bus route and National Highways had accepted. In line with the design code, the provision of 3 metre wide grass verges was consistent for the site. They would accommodate the parking and aid two way traffic.

National Highways had received the additional information requested and had made no further comment.

Councillor David James proposed the application be approved, the proposition was seconded by Councillor Ken Pritchard and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the Assistant Director for Planning be given delegated powers to grant permission subject to the conditions set out in the report (and any amendments to those conditions or additional condition as deemed necessary).

92. **Urgent Business**

There were no items of urgent business

The meeting closed at 3.10 pm

Chair: _____

Date: _____

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West Northamptonshire Council

Strategic Planning Committee

12 December 2022

List of Public Speakers

Page No.	Application	Name	For/Against
7 - 48	Agenda Item 5 WNN/2021/0466 Land North of Bedford Road Nene Valley/ Great Houghton	Jon Kirby	Agent

Page No.	Application	
49 - 70	Agenda Item 6 WNS/2022/1954/MAR Northampton West Sustainable Urban Extension Sandy Lane Harpole Bugbrooke	None

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Application Details:	Item No.
<p>Case Officer: Adam Walker</p> <p>Ward: Nene Valley Unitary Ward</p> <p>Application No: WNN/2021/0466</p> <p>Development description: Outline Planning Application (all matters reserved except access) for the development of up to 24,000 sqm (GEA) of employment land (Use Classes E(g), B2 and B8) with new vehicular access, associated parking, highway infrastructure and other ancillary works. Application accompanied by an Environmental Statement.</p> <p>Location: Land North of, Bedford Road, Northampton</p>	<h1>5</h1>

Additional comment on employment considerations

The West Northamptonshire Housing and Economic Needs Assessment (July 2021) forms part of the evidence base for the West Northamptonshire Strategic Plan and represents the most up-to-date information available to officers to support the assessment of the planning application.

It is acknowledged that the Housing and Economic Needs Assessment (HENA) was produced through 2020 during the COVID-19 pandemic. The HENA takes this into account and attempts to reflect some of the significant uncertainties arising from the pandemic, including employment contraction and effects on employment floorspace. The assessment is therefore considered to be as robust as reasonably practicable.

The HENA includes an assessment of the industrial market within West Northamptonshire and provides an analysis of the availability of industrial floorspace within the former Local Authority areas of Northampton, Daventry and South Northants. The data suggests that Northampton's industrial pipeline is limited and there is little second-hand stock on the market.

The HENA also provides an assessment of industrial vacancy rates and states that industrial vacancy rates have remained at or below 5% since 2014. The vacancy rate within Northampton town centre is approximately 5% and within the wider borough area of Northampton it is just over 2% (data as of 2020). A normal healthy market operates at 5-10% vacancy and the data indicates that there is typically insufficient stock available to allow for proper choice for businesses.

In addition to data analysis, the assessment of West Northamptonshire's industrial market also includes a market assessment review and consultation with property agents. The overall conclusions drawn from that exercise was that there is very strong market demand and take-up typically concentrates in key industrial estates with access to the M1. Occupiers continue to see constraints in supply and as a

result rents have been increasing in the area. There is demand across all size bands of industrial units and property agents have confirmed there is a lack of high-quality space available.

The analysis of the local industrial market provided within the HENA supports the principle of the proposed development on the site.