



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 12 January 2023

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

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2022/1525/FUL Land North of Whiston Road, Cogenhoe	None	Pat Andrews, Local Resident	Andrew Gray, Agent for the Applicant
6 – WNS/2021/2154/FUL Briary Cottage, 8 Lumber Lane, Paulerspury	None	Sandra Barnes, Local Resident	Brian Russell, Agent for the Applicant
7 – WNS/2022/1415/FUL 41 Meadow Lane, Little Houghton	None	Timothy Owen, Local Resident	None
8 – WNS/2022/1332/MAF Washbrook Farm, Welsh Road, Aston Le Walls	None	None	Suzi Coyne, Agent for the Applicant

*Councillor Stephen Hibbert will address the Committee as the call-in originator for Land North of Whiston Road, Cogenhoe

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South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

(12 January 2023)

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: Cogenhoe</p> <p>Application No: WNS/2022/1525/FUL</p> <p>Development description: 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.</p> <p>Location: Land North of Whiston Road, Cogenhoe</p>	<h1>5</h1>

Correction

On the first page of the committee report, Officers described the proposed application has having two elements:

- *'Outline permission is sought for two self/custom-build dwellings located within the plot, with all matters reserved except for access.*
- *Full permission is sought for restoration works to a brick lean-to structure **that appears to belong (or at least is presently associated with 2 Whiston Road)**'*

The underlined and emboldened section of text above is speculating that the brick lean-to is not in the applicant's ownership. It should have been noted by Officers that the red line site plan encompasses land in the applicant's ownership, and this includes the brick lean-to structure.

Therefore, for the absolute avoidance of doubt, the brick lean-to structure is owned by the applicant Mr Carl Merrick.

Correspondence

Since the publication of the Committee report, the agent has submitted several letters to the Council providing further arguments in favour of the application, referencing caselaw and critiquing the Officer's considerations.

All of this correspondence has been published on the Council's website here: <https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1525/FUL>

To assist, the 'Description' of each correspondence and when it was received is provided below:

- 'Agent response to officer's email dated 1st December' – letter dated 19th December 2022, date on system 20th December 2022
- 'Email from Andrew Gray re further appeal decision [received 22nd Dec]' – date on system 3rd January 2023
- 'self build appeal at Shrivenham.pdf [received 22nd December]' – copy of appeal decision, date on system 3rd January 2023
- 'Further letter from agent referring to Shrivenham appeal [received 27th Dec]' – date on system 3rd January 2023
- 'Further letter from agent [received 5th Jan] re Committee Report & legal opinion on Shrivenham Appeal' – date on system 9th January 2023

Officers will provide views on the Lichfield appeal and Shrivenham appeal (referenced in 19th December and 22nd December correspondence) in the committee presentation.

Application Details:	Item No.
Case Officer: Tom Ansell Presenting Officer (if different) Parish: Paulerspury Application No: WNS/2021/2154/FUL Development description: Proposed conversion of stone barn, new 3-bedroom dwelling to south-west with proposed new access Location: Briary Cottage 8 Lumber Lane, Paulerspury	6

Consultation Responses

Paulerspury Parish Council

A further response was received from Paulerspury Parish Council on 21st December 2022. This advised that it was maintaining the objections set out in its response submitted on 28th October 2022 (which are summarised in the Committee Report).

Conservation

The Senior Conservation Officer responded on 6th January 2023. Their comments are reproduced below:

‘Consent has previously been granted for the conversion of the barn, the principle of its reuse has therefore been accepted. The amended fenestration better retains the character of the barn.

Consent had also previously been for the erection of 1/2 additional dwellings on the site, this together with the previously approved change of use of the barn to dwelling means the principle of the subdivision of the site (curtilage of the listed building) has been already been accepted; this scheme does not cause any additional harm to the approved schemes.

In terms of the new dwelling, as previously stated I am pleased to see that the this in no longer attached to the barn as proposed in the pending application, however concerns remain regarding the non-traditional form, design and materials of the dwelling and their compliance with the Council Design Guidance (Para 4.332).’

Officers consider the scheme’s impact on heritage assets and carry out an appraisal between paragraphs 8.14 and 8.41 of the committee report. This appraisal gives consideration to paragraphs in the NPPF (130/134). The Senior Conservation Officer’s comments are noted, but do not cause Officers to arrive at a different conclusion in respect of the scheme.

Officers therefore maintain the position that the new contemporary dwelling would be, overall, a positive addition to the street scene in this location.

Application Details:	Item No.
<p>Case Officer: Forrest Childs</p> <p>Presenting Officer (if different)</p> <p>Parish: Little Houghton</p> <p>Application No: WNS/2022/1415/FUL</p> <p>Development description: Two storey rear extension, single storey front extension, roof lights in the front roof plane</p> <p>Location: 41 Meadow Lane, Little Houghton</p>	<h1>7</h1>

There are no updates on this Committee item.

Application Details:	Item No.
<p>Case Officer: James Paterson</p> <p>Presenting Officer (if different)</p> <p>Parish: Boddington & Aston Le Walls</p> <p>Application No: WNS/2022/1332/MAF</p> <p>Development description: Construction of new all-weather manège and regularisation of existing use of land for equestrian activities.</p> <p>Location: Washbrook Farm, Welsh Road, Aston Le Walls</p>	<h1>8</h1>

There are no updates on this Committee item.

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