



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 9 February 2023

Page	Title
(Pages 3 - 10)	Supplementary Information <ul style="list-style-type: none">- Public Speakers- Committee Updates
(Pages 11 – 12)	Item 10. Urgent Business <ul style="list-style-type: none">- Pre-Committee Site Visits

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

This page is intentionally left blank

West Northamptonshire Council
List of Public Speakers for South Northamptonshire Local
Area Planning Committee – Thursday 9 February 2023

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2022/1415/FUL 41 Meadow Lane, Little Houghton	None	None	Alex Jelley, Agent for the Applicant Andrew Langley, Local Resident
6 – WNS/2022/0371/MAF Land adjacent to Tesco, Old Tiffield Road, Towcester	None	None	Alex Rogerson, Agent for the Applicant David Holdaway, Transport Consultant for the Applicant
7 – WNS/2022/1948/PIP Land South East of Brackley Road, Silverstone	None	None	None
8 – WNS/2022/1947/PIP Land North of 14 Longcroft Lane, Paulerspury	None	None	None
9 – WNS/2022/1396/MAR Land to the North and East of Little Houghton CE Primary School, South of Home Acre and West of Bedford Road, Little Houghton	None	None	Paul Johnson, Agent for the Applicant

This page is intentionally left blank



South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

(09 February 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: 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>	5

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: Towcester and Roade</p> <p>Application No: WNS/2022/0731/MAF</p> <p>Development description: Erection of 14 no. employment units for a flexible range of employment uses (within Classes E(g)(iii), B2 and / or B8) including ancillary offices, plus a freestanding pod unit (within Class E) together with new access road, landscaping and associated works.</p>	6

Location: Land Adjacent to Tesco's Old Tiffield Road Towcester	
---	--


Correction

In the committee report, Officers described the proposed application as including 87 car parking spaces. This was the case for the original submitted plans, however amended parking details were submitted by the applicant which means that the proposed development would now provide 97 car parking spaces; this was in direct response to comments from the Local Highways Authority.

Application Details:	Item No.
Case Officer: James Paterson Presenting Officer (if different) Parish: Silverstone Application No: WNS/2022/1948/PIP Development description: Application for permission in principle for development of 3 - 5 houses Location: Land South-east Of Brackley Road Silverstone	7

Land Ownership

A land ownership issue has been raised to planning officers whereby the grass verge to the front of the gate which provides access to the site may not fall within the ownership of the applicant. Land ownership and boundary disputes are not planning matters; furthermore, the application form does not include a requirement to fill in a certificate indicating land ownership. Therefore, the application remains valid and can be determined at this committee.

Application Details:	Item No.
<p>Case Officer: James Paterson</p> <p>Presenting Officer (if different)</p> <p>Parish: Deanshanger</p> <p>Application No: WNS/2022/1947/PIP</p> <p>Development description: Application for permission in principle for development of 2 - 4 houses</p> <p>Location: Land to North Of 14 Longcroft Lane Paulerspury</p>	

Consultation Response

Please note that officers have received an additional public comment from a neighbour in relation to this application after the committee report had been published and after the consultation expiry, for which the deadline was 26/10/22. The full comment is below:

I'd like there to be a good deal of consideration given to this application regarding vehicles (once properties are built) and HGV's (during the build), entering and exiting onto Longcroft lane. Already the lane suffers from drivers using it as a thoroughfare and often speeding. The lane onto the A5 is mostly full of potholes. If permission was granted the lane would have to be widened (damaging hedgerows and wildlife habitats) and have a better road surface. Parking on the lane restricts visibility and access to emergency services and more houses and vehicles will impact the lane environmentally.

I would also like to point out that the water pressure in the lane is already not good, along with a very old sewerage system that often gets clogged up.

I hope that the area will be inspected and concerns reviewed prior to permission being granted.

Application Details:	Item No.
<p>Case Officer: James Paterson</p> <p>Presenting Officer (if different)</p> <p>Parish: Hackleton and Grange Park</p> <p>Application No: WNS/2022/1396/MAR</p> <p>Development description: All outstanding Reserved Matters (Appearance, Layout, Scale and Landscaping) for new bus pick-up/drop-off and turning area with additional vehicle parking and highways access for Little Houghton CEVA Primary School, plus the erection of 22 Dwellings pursuant to Outline Planning Permission S/2019/1391/MAO. (amended plans)</p> <p>Location: Land to the North and East of Little Houghton CE Primary School South of Home Acre and West of Bedford Road, Northampton, Little Houghton NN7 1AG</p>	<h1>9</h1>

Correction

Paragraph 8.34 states the roofing materials will all be slate; the submitted material schedule shows that this is not the case. The breakdown of roof material across the whole development would be 41% slate, 18% plain tile, 41% grey Duoplain.

The WNC Ecology Officer comment should read as:

Recommends consultation with Natural England local area team to advise whether the mitigation may be dealt with via a bespoke contribution or fixed contribution to Strategic Access Management and Monitoring.

These corrections do not change the recommendation of officers to approve.

This page is intentionally left blank

South Northamptonshire Local Area Planning Committee

Thursday 9 February 2023

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/2022/2294/MAF**

Proposal Erection of 66-bed care home for elderly people with associated access, car parking and landscaping.

Location Towcester Road, Greens Norton, NN12 8BL

Reason for the visit To enable the relationship of the development to the village to be assessed. To consider, in site context, the design merits of the proposals. To consider highway impacts.

Application No. **WNS/2022/2384/MAF**

Proposal Development of up to 24 First Homes

Location Land East of Northampton Road, Roade

Reason for the visit To enable the relationship of the development to the village to be assessed.

Application No. **WNS/2022/2384/MAF**

Proposal Retrospective change of use from residential care home (C2) to large HMO/Hostel Accommodation (Sui-Generis)

Location Land East of Northampton Road, Roade

Reason for the visit To enable the relationship of the development to the village to be assessed. To enable consideration of site specific factors which may have a bearing on the appropriateness of the development site for the use proposed.

If the Committee accepts these recommendations, the site visits will be held on Tuesday 7 March 2022, along with any other site visits agreed at today's meeting.

This page is intentionally left blank