



SUPPLEMENTARY INFORMATION

Daventry Local Area Planning Committee

Wednesday 8 March 2023

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**LIST OF LATE REPRESENTATIONS RECEIVED FOR ITEMS ON THE
PLANNING COMMITTEE AGENDA
8 MARCH 2023**

Agenda Item 6 - WND/2022/0964 – MOULTON

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APPLICATION WITHDRAWN FROM THE AGENDA

I can advise that the recommendation for the application referenced that officers still required confirmation from the Lead Local Flood Authority that the updated information submitted by the applicant was acceptable.

Officers have not received confirmation of the Lead Local Flood Authority that the further information is acceptable; having further reviewed the proposals I do not think members would be able to fully consider the planning application without being fully appraised of the views of the Lead local Flood Authority; as such the application is withdrawn from the agenda by officers for this reason.

The intention would be to obtain and review the comments of the Local lead Flood Authority and following such a review the planning application would then come to a future Daventry Planning Committee meeting.

Agenda Item 5 – WND/2022/0777 - CRICK

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Braunston & Crick Ward

Officer update:

Since publication of the agenda it has been pointed out that the views of the Local Highway Authority (LHA) as set out in the officer's report were based on an amended plan showing an additional parking space in front of No.22. (Block Plan V2) **which is no longer** before the LPA for consideration. The Block Plan V2 has been replaced by Block Plan V3 which removed space 3 in front of No.22 and reverted to the provision of 2 spaces in front of the garage. The LHA views have been sought on this change which are set out below.

WNC LHA

The LHA have considered the amended version of the parking layout as set out in Block Plan V3 and must revert back to our original position of objection in respect of the proposal and would appreciate this being included within late representations for Committee (8th March). I attach the original response for information.

"In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: - The LHA has adopted parking standards that set out minimum provision for different building use classes. A C3 dwelling house with 3 bedrooms requires 2 car parking spaces which has been provided for this private dwelling. Please note that a single garage is not counted towards parking provision for 3 bedroom dwellings (whether C3 or C2 use) as these are most likely to be used for storage. For C2 residential institutions, the requirements are 1 space per full time staff

member plus 1 space per 3 beds. For this application, the LHA would require a minimum of 3 car parking spaces. These spaces must be practical and not obstruct other vehicles. Triple tandem parking arrangements are not practical. As a place of employment, the site should also ideally accommodate secure, covered cycle parking. Consideration must be given to the fact that this dwelling sits within a residential area on a shared driveway amongst private dwellings. It is not isolated with its own independent access and any parking problems will directly impact on neighbouring dwellings. Concern is also raised in respect of the number of visitors to the home and the practicalities of staff shift changeovers in respect of parking. The LHA would reasonably expect that this institution would rely on parking within what will eventually be the public highway, as the space available for what is currently a private dwelling is not enough for the change of use to a care home. For this reason, the LHA objects to the proposal. Please note that the Fallowfields has not yet been formally adopted as public highway.”

1 letter from local resident:

I am writing to state my objections to Application No. WND/2022/0777 due for discussion at the Planning Committee meeting this Wednesday 8th March.

Concerned about effect on local children's wellbeing and quality of life.

Concerned about weak wooden fence surrounding the property and proximity of the property to other nearby houses in this small terrace.

A lot of my concerns have been caused by the applicants themselves and the way they have handled the application process.

Concerned about the lack of engagement with the neighbourhood to allay fears and concerns regarding the application. They have given no evidence of a track record of success with this type of service in a community, not a single testimonial to be found on their website or case study they can provide.

The amount of objections received indicates opposition to the proposed use in this location and the suitability of this particular residence and the suitability of the applicants themselves rather than an objection to the principle of a safe place for children in Crick.

The case officer's assessment that there will be no difference in activity (therefore disturbance) than that of a "normal household" seems to be incredibly naïve. Surely if these children require this level of care (which includes staff working a waking night shift) that comes with a level of supervision from other agencies? There will be more comings and goings, therefore parking and traffic issues, than there would be in a normal household. If not then I would be concerned by the level of care being afforded to these children.

The case officer also seems very dismissive of the parking concerns, again citing that it would be no different to a normal household. As mentioned above this simply isn't the case, a business is being operated at the residence, it will not be a normal household. We are just to take the applicant's word that they will not cause parking issues.

I feel the planning committee should be mindful that this is a business making this application, not a charity. The applicant's key focus will be to make a profit above anything else.

Finally, I would like to ask the committee members a very simple question. With the information you have from the applicants, would you be happy to live next door to this operation?

Officer recommendation:

In writing the report the case officer considered the proposal on the basis of the existing parking arrangement serving the dwelling i.e. the two spaces indicated in front of the garage on Block Plan V3. Regard has been had to the comments of the LHA as set out above but on balance it is considered that these would be insufficient to warrant recommending refusal on planning grounds when weighed against the benefits of the providing a childcare facility. Accordingly the officer's recommendation remains as an approval of permission.

However in light of the above members are entitled to afford weight to the views of the Local Highway Authority as set out in the late representations above or other matters which they consider to be material to the determination of this application.

DAVENTRY LOCAL AREA PLANNING COMMITTEE

8th MARCH 2023

LIST OF SPEAKERS

Page No.	Application	Name	For/Against
p. 15	WND/2022/0777 Crick	Ms Ballantyne	Objector
		Mr Barham	Objector
		Mr Hughes	Parish Council