



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 9 March 2023

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South Northamptonshire Area Planning Committee

9 March 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, Northamptonshire, 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.

Please note that members agreed to undertake a site visit for this application at the South Northamptonshire Area Planning Committee on 9 February 2023.

Application No.	WNS/2022/0848/MAF
Proposal	Residential Development comprising 71 dwellings together with associated outdoor space and infrastructure on land south east of Field View (Phase 1) Brackley
Location	Land South East of Field View Brackley
Reason for the visit	To enable the relationship of the development to its surroundings to be assessed. To consider the site context, the design merits of the proposals, amenity issues and potential highway impacts.

If the Committee accepts these recommendations, the site visit will be held on Tuesday 4 April 2023, along with any other site visits agreed at today's meeting.

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

Item Number	Parish/Town Council	Objector	Applicant/Agent
5 – WNS/2022/2442/FUL Westgate House Nursing Home, Eastcote Road, Gayton	Carl Hamilton, Gayton Parish Council	None	Helen Smith, Agent for the Applicant
6 – WNS/2022/1685/FUL Sands Farm, Watling Street, Pattishall	None	None	Mark Kittle, Applicant

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South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

(09 March 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.
Case Officer: James Paterson Presenting Officer: James Paterson Parish: Gayton Application No: WNS/2022/2442/FUL Development description: Retrospective change of use from residential care home (C2) to large HMO/Hostel Accommodation (Sui-Generis) Location: Westgate House Nursing Home, Eastcote Road, Gayton	6

Consultation Response

The WNC Economic Development Officer has updated their response from supporting this application due to the creation of jobs to:

“Having reviewed this application further, I would like to clarify that I would only support this proposal if it were to result in a greater number of jobs created than the original use, since the use classes are comparable and therefore this would not be a better utilisation of the non-residential floorspace.

From an economic growth perspective, my focus is on ensuring that non-residential floorspace is utilised for the good of the economy and as many quality jobs are created to the benefit of local residents. If this application doesn't achieve either of these things, I would not be supportive of this proposal.”

Proposed Use

Concerns have been raised to planning officers with regard to the report only considering the proposed use in relation to the housing of asylum seekers and

refugees, and not on the basis of a general large HMO/ Hostel use (Sui Generis). However, officers are content to determine the application on this basis since the submitted Planning Statement makes clear that the proposal is solely and specifically for this use. Officers therefore consider that any amendments to the proposed use, such as changing the proposed use to a general HMO or Hostel use would need to be subject to a fresh application.

Application Details:	Item No.
Case Officer: James Paterson Presenting Officer: James Paterson Parish: Pattishall Application No: WNS/2022/1685/FUL Development description: Demolition and rebuilding of Single Dwelling with Associated Internal / External Works. Location: Sands Farm Watling Street Pattishall NN12 8NT	7

There are no updates for this item.

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West Northamptonshire Council

South Northamptonshire Local Area Planning Committee

9 March 2023

Appeals Progress Report

Report of the Assistant Director – Planning and Development

This report is public

Purpose of report

This report aims to keep members informed upon applications which have been determined by the Council and where new appeals have been lodged. It provides the details of new appeal lodged between the 1 January and 1 March 2023 and of Public Inquiries/hearings scheduled. Future reports will also include an update on decisions made and lessons that can be learned from those decisions.

1.0 Recommendations

The meeting is recommended:

- 1.1 To accept the position statement.

2.0 Introduction

2.1 The report lists appeals that now have a start date from the Planning Inspectorate that are either Public Inquiries or hearings. Under the planning reference given can be found appeal documents.

3.0 Report Details

3.1 New Planning Appeals Received – 01 January 2023 to 1 March 2023

Public Inquiry

1. Land at Milton Road, Gayton, Northampton, Northamptonshire, NN7 3HE

Planning Reference: WNS/2021/1858/EIA

Construction of a temporary 49.72MW Solar Farm, to include the installation of Solar Panels with transformers, a substation, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure

The Inquiry is Tuesday 23 May to Friday 26 May.

2. Land South of Halse Road, Greatworth , Northamptonshire

WNS/2022/0557/EIA

Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

The Inquiry is Tuesday 6 June to Thursday 8 June.

Informal Hearings

3. Land North of Blenheim Rise, Kings Sutton, Northamptonshire

WNS/2022/0071/MAO

Outline planning permission for residential development of up to 32 no. dwellings with all matters reserved except access. Including affordable housing, together with creation of new areas of open space, a new access off Hampton Drive, landscaping and all enabling and ancillary works.

Hearing Date: 13 & 14 June

4. Land at Stratford Road, Deanshanger

WNS/2022/0904/MAO

Outline application for 67 dwellings with all matters reserved other than access.

Hearing Date: 26 April

5. Land South of The Wharf, Bugbrooke, Northamptonshire, NN7 3QB

WNS/2021/0450/MAF

Construction of 52.no new dwellings with associated open spaces, roads and drainage infrastructure.

Hearing Date: 29 March

4.0 Conclusion and Reasons for Recommendations

4.1 To accept the position statement.

5.0 Consultation

None

6.0 Alternative Options and Reasons for Rejection

- 6.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: To accept the position statement.

Option 2: Not to accept the position statement. This is not recommended as the report is submitted for Members' information only.

7.0 Implications

Financial and Resource Implications

- 7.1 The cost of defending appeals can normally be met from within existing budgets. Where this is not possible a separate report is made to the Executive to consider the need for a supplementary estimate.

Legal Implications

- 7.2 There are no additional legal implications arising for the Council from accepting this recommendation as this is a monitoring report.

Risk Management

- 7.3 This is a monitoring report where no additional action is proposed. As such there are no risks arising from accepting the recommendation.

8.0 Decision Information

Key Decision N/A

Financial Threshold Met: N/A

Community Impact Threshold Met: N/A

Wards Affected: All

Lead Councillor

Councillor Stephen Clarke (Chair)

Councillor Rebecca Breese (Portfolio Holder for Planning)

Background papers

None

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