



## **SUPPLEMENTARY INFORMATION AND SPEAKERS LIST**

### **Strategic Planning Committee**

**Monday 20 March 2023**

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**West Northamptonshire  
Strategic Planning Committee**

**UPDATES**

for the planning applications to be discussed at the

**Strategic Planning Committee**

**20 March 2023**

## Committee Updates

The schedule below details those letters etc. that have been received since the Committee reports were drafted:

<b>Application Details:</b>	Item No.
<p>Case Officer: Choung Philips</p> <p>Ward: Braunston and Crick</p> <p>Application No. WND/2022/0243</p> <p>Development description: Construction of Solar Farm to generate up to 13MW of energy, comprising ground mounted solar panels, internal access tracks, and other associated infrastructure including substation, control house, transformers, fencing, CCTV and landscape.</p> <p>Location: Land off Rugby Road, Kilsby</p>	<b>5</b>

None, any further updates will be provided verbally.

<b>Application Details:</b>	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Ward: Overstone</p> <p>Application No: WND.2023/0027</p> <p>Development description: Reserved matters application (landscaping) for woodland management details pursuant to outline approved DA/2013/0850 in relation to Zones 9 and 10</p> <p>Location: Overstone Leys, Overstone Lane, Overstone</p>	<b>6</b>

None, any further updates will be provided verbally.

Application Details:	Item No.
<p>Case Officer: Andrew Longbottom</p> <p>Ward: Duston East Unitary Ward</p> <p>Application No: WNN/2022/0996</p> <p>Development description: Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Outline Planning Permission N/2014/1429 for 329no Units on Phase 1 at Dallington Grange SUE</p> <p>Location: Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ</p>	<p><b>7</b></p>

Lead Local Flood Authority: No Objections.

Application Details:	Item No.
<p>Case Officer: Adam Walker</p> <p>Ward: East Hunsbury and Shelfleys Unitary Ward</p> <p>Application No: WNN/2022/0806</p> <p>Development Description: Reserved Matters Application pursuant to Outline Planning Permission N/2013/1035 for the development of Phase 2A (Residential) for a development comprising 425no dwellings together with associated landscaping and infrastructure</p> <p>Location: Land south of Rowtree Road and west of Windingbrook Lane, Northampton, Northamptonshire</p>	<p><b>8</b></p>

**Highway matters**

The Local Highway Authority (LHA) has not raised any issues with the revised plans that have been submitted in response to their original comments. It is therefore considered that the proposed parking, visibility, surfacing and turning arrangements are acceptable. The developer will also need to obtain separate highways technical approval for the purposes of road adoption.

## **Crime prevention**

Northamptonshire Police initially raised some concerns with the lack of boundary definition and defensible space between certain plots where they abut public open space as well as in relation to the proposed apartment blocks.

The applicant submitted revised plans which show the location of some indicative planting that is intended to define the boundary where plots directly abut public open space. The proposed enclosure of the apartment blocks has also been amended.

Northamptonshire Police have commented that they maintain concerns with the lack of buffers to the sides of certain plots where they abut public open space. The Police also consider that there remains a lack of defensible space around the apartment blocks.

It is important to ensure that there is a clear definition between public and private space where dwellings abut open space to help mitigate the potential for conflict to arise between occupiers and users of the open space. A condition is therefore recommended requiring full details of the proposed on-plot landscaping proposals to define the curtilage for those plots that directly abut the open space.

With regards to the apartment blocks, the extent of the proposed 1m vertical bar railings with shrub planting has been extended around the apartment blocks and a greater proportion of 1.8m high brick walling is also proposed. This has meant that the full frontage of the apartment blocks is now clearly defined where the buildings face onto the Primary Route, there is a much greater degree of enclosure to the flats at the rear of the buildings and the boundary of the parking courts is more robust. As such, it is considered that the proposals go as far as reasonably practicable in terms of providing a sense of defensible space to the apartments.

## **Other matters**

Officers had previously sought the omission of two visitor parking spaces that were considered to protrude unnecessarily into the Green Corridor, and which were only likely to be used as an additional private parking for the immediately adjacent plot because of their location. One of these parking spaces has been omitted but one of them is still shown on the revised plans and as such a condition is recommended requiring its removal, with this area to form part of the Green Corridor.

Additional conditions are recommended in relation to the phasing of the provision of the soft landscaping and proposed play provision within the site; approval of samples of the proposed hard surfacing materials; and the provision of the proposed cycle storage for the apartments.

## **Additional conditions**

13. Full details of the proposed 'Indicative on-plot landscape proposals' to define the boundaries between all plots that directly abut areas of public open space, as indicated on drawing numbers P20-0236\_15 Sheet No.1 Rev B, P20-0236\_15 Sheet No.2 Rev B and P20-0236\_15 Sheet No.3 Rev B, shall be submitted to and approved in writing by the Local Planning Authority before any of these plots is first occupied. The approved

landscaping shall be provided before the plot to which it relates is first occupied and retained as such.

Reason: In the interests of security and crime prevention and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

14. Details of the phasing for the provision of the soft landscaping proposals and the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is constructed above floor slab level. The soft landscaping and play equipment shall be provided in accordance with the approved phasing details.

Reason: In the interests of amenity and biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy and Policies 2 and 29A of the emerging Northampton Local Plan Part 2.

15. Samples of the proposed hard surfacing materials, as indicated on drawing number DRWG: P22-0236\_DE\_005H\_\_22A, shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is constructed above floor slab level. The development shall be provided in accordance with the approved materials and retained as such.

Reason: In the interests of visual amenity and highway safety and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy and Policies 2 and 33 of the emerging Northampton Local Plan Part 2.

16. The cycle stores to serve the apartments hereby permitted shall be provided in accordance with the approved plans and fully implemented prior to any of the apartments to which the cycle stores relate being first brought into use. The cycle stores shall be retained as such thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

17. Notwithstanding the submitted plans, the visitor parking space to the front of plot 691 is not approved and this area shall be provided as wildflower meadow as part of the Green Corridor.

Reason: In the interests of visual amenity and to enhance the public open space. This is to accord with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy 2 of the emerging Northampton Local Plan Part 2.

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# West Northamptonshire Council

## Strategic Planning Committee

20.03.2023

### List of Public Speakers

Page No.	Application	Name	For/Against
7 - 44	<b>Agenda Item 5</b> WND/2022/0243  Land off Rugby Road, Kilsby	Henri Scanlon, On behalf of landowner Peter and Anne Bain	In Support
		Tiffany Gullan, Voltalia UK Ltd, on behalf of the Applicant	In Support

Page No.	Application	
45 - 58	<b>Agenda Item 6</b> WND/2023/0027  Overstone Lane, Overstone Leys, Overstone	None

Page No.	Application	
59 - 88	<b>Agenda Item 7</b> WNN/2022/0996  Dallington Grange, Mill Lane, Kingsthorpe, Northampton	None

Page No.	Application	Name	For/Against
89 - 112	<b>Agenda Item</b> WNN/2022/0806  Land south of Rowtree Road and west of Windingbrook Lane, Northampton  East Hunsbury and Shelfleys	Applicants – David Laight, Lead Speaker  Paul Carvey – Available for Q&A	In Support

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