

Public Document Pack



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 6 April 2023

Page	Title
(Pages 3 - 10)	<ul style="list-style-type: none">- Public Speakers- Committee Updates

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 6 April 2023

Item Number	Parish/Town Council	Objector	Applicant/Agent
7 – WNS/2022/0848/MAF Land South East of Field View, Brackley	None	None	Mark Mann, Agent for the Applicant
8 – WNS/2022/1468/MAF Aston Martin F1, Buckingham Road, Silverstone	None	None	None

This page is intentionally left blank



South Northamptonshire Local Area Planning Committee

UPDATES

for the planning applications to be discussed at the

Planning Committee

6 APRIL 2023

Planning Committee – Date

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: Saffron Loasby Presenting Officer (if different) Parish: Brackley Application No: WNS/2022/0848/MAF Development description: 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	6

Due to ongoing discussion, some elements of the assessment did not make the initial report and have been included as part of the update. Additionally, any errors have been reviewed where needed. Any further points of clarification can be discussed at the meeting.

Report Update:

Additional Consultation response:

- Cllr Anthony S. Bagot-Webb has highlighted impact on Brackley Town Council, this is related to whether open spaces and highways are adopted. It is requested that BTC Officers, the developer and WNC Planning meet to discuss these points.

Officer comment: The matters raised relate to who adopts land, which would be the subject of future S106/S278 negotiations. It is agreed that post Committee officers should discuss these matters with the Town Council (as requested).

Report Corrections:

- Paragraph 1.1 – refers to the application site and locality. It should also be noted that this application site is partially owned by the Local Authority, of which ownership will be formally transferred once planning permission is granted.
- Paragraph 3.1 – refers to ‘discussed’ railway, this should read ‘disused’.
- Paragraph 8.8 – refers to 10% affordable housing being provided. **The correct figure is 11%.**
- Paragraph 8.13 - Local Highway Authority - Whilst the LHA have raised concerns around parking provision, parking courtyards and garages used as parking spaces it is considered necessary to re-iterate that the application provides parking standards in excess of those required by the Radstone Fields Design Guide, which this scheme uses as a template for its design ethos. The applicants have also provided a Visitor parking layout which is viewable online as well as agreed to ensure there is a pedestrian link next to plot 53 and a pedestrian link into St James Lake park.
 - Paragraph 8.19 – refers to the LEAP (Local Equipped Area of Play). The location is in the far south west corner of the application site. The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time. Experience has indicated that to provide equipped LEAPs within 5 minutes walk of all houses in a new development can on occasion be impractical and difficult to achieve. An alternative to the LEAP is therefore to provide a Local Landscaped Area for Play. A LAP is provided as part of Phase 1. In this instance an area (LAP) comprising five separate pieces of play equipment is proposed close to the southern boundary adjacent St James Lake.
 - Paragraph 8.30 Environmental Protection – No longer objecting. The scheme was submitted with an acoustic report proposing similar mitigation to that agreed on Phase 1. Environmental Health have now advised of several conditions that should form any future recommendation of approval and these have been added to the list of conditions.
 - Paragraph 8.43 – Ecology – **An additional ecology condition is recommended.**
 - Paragraph 8.58 – Drainage – this was discussed further between officers on 31st March 2023 and subsequent to this a further drainage report has been received. It is considered that drainage issues can be addressed by conditions (the drainage officer will be advising officers on conditions to be included on a final decision notice).
 - Additional paragraph: Waste – A revised layout plan 006B was submitted 03/04/2023 reducing some distances to collection points to ensure compliance with Council refuse team collection standards/distances. The changes are specifically to bin collection points and no other element of the scheme has changed.
 - **Paragraph 9.01 – S106 and financial contributions – add provision for bins, biodiversity off site provision, ongoing landscape management and LEAP management & connectivity with St James Lake.**

CIL The application is CIL liable and applicable.

Recommendation and Conditions

Amend S106 contributions

- **Affordable housing - 11%**
- **Include open space maintenance figures in relation to LAP area agreement (Minimum 200sq.m)**
- **Add in off-site Biodiversity sum £40,000**

Conditions (additions and corrections):

- Condition 5 – ‘Levels’ to be reworded ‘in accordance with the details submitted’ (quote drawing numbers)
- Condition 6 - to read ‘Tree and Hedge Protection’
- Condition 11 – CEMP condition - Ecology officer has recommended additional text be added to the construction management plan to ensure protection of on site biodiversity/hedgerows.
- Condition 12 ‘Materials’ reworded with ‘in accordance with submitted details’ as information already submitted and similar to that of phase 1.
- Condition 14 ‘Landscaping’ to read ‘Notwithstanding the details submitted’ and add the following text in bold at the end of paragraph (a) concerning tree and landscape planting:

(a) **...The proposals should include additional tree planting to that included in the submitted site layout/landscaping plans.**

- Reword conditions 17 ‘Architectural Detailing’ and 18 ‘Meter Boxes’ to read ‘in accordance with’ (quote drawing numbers).
- Condition 20 ‘Boundary Treatments’ to be reworded to read ‘in accordance with the details submitted’ and specifically the Noise Assessment in relation to the acoustic fencing.

Note: There are two condition 11’s in the report so the Pumping Station condition would be re-numbered on the final decision notice.

Conditions to be added

- Noise assessment to be specifically referred to in approved documents. Refers to specialised glazing to first floor windows and acoustic fencing standards.
- Prior to, and within two months of, the commencement of the development, a revised ecology survey report including reptile, breeding birds and badger shall be undertaken to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- Landscape and ecological management plan (LEMP) LEMP Condition

added (Note: The proposed condition is very detailed and has over a page and a half of text, so is not repeated in full here, but it should be noted that it is a pre-commencement condition).

- Additional Informative: To advise applicant of advice from the Crime Prevention Design Advisor concerning door and window design such as PAS24:2016 compliance.

Application Details:	Item No.
<p>Case Officer: Rebecca Smith</p> <p>Presenting Officer (if different)</p> <p>Parish: Syresham</p> <p>Application No: WNS/2022/1468/MAF</p> <p>Development description: Demolition of the existing building and construction of new ancillary building to house support services and facilities to Aston Martin's F1 Headquarters, the provision of a link between this and the recently approved wind tunnel and HQ, and associated works.</p> <p>Location: Aston Martin F1 Buckingham Road, Silverstone</p>	7

Recommendation update:

Point 2 of the recommendation refers to a S106 agreement however there is no requirement for a S106 agreement on this site.

Point 2 should be amended to read as follows:

'2. subject to the conditions set out below (and any amendments to those conditions as deemed necessary)'

This page is intentionally left blank