



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Monday 17 April 2023

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Strategic Planning Committee

17 April 2023

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

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

Late representations

Lead Local Flood Authority: No Objections

Local Highway Authority: No objections however make the following comments (i) only 2 parking spaces have been provided for 4+ properties, a garage can only be counted if there is ancillary additional storage, (ii) a garage with tandem parking in front is not acceptable, (iii) some species of plants within visibility splays are not known, (iv) hedgerows must not be planted within visibility splays, (v) any planting of hedge must not be within visibility splays, (vi) all plants must not be within 1m of highways, (vii) further tracking of 4 axle refuse vehicles is required.

Officer comments

The plans do show that the houses with 4 or more bedrooms do have an additional shed located in the gardens and therefore the garages can be counted as an additional parking space. In addition the requirement to construct the sheds is secured by proposed condition 19. The issue of the use of tandem parking spaces is discussed in the committee report at paragraph 8.39.

With reference to vehicle tracking, it is considered that this could be resolved through an additional planning condition as set out below

No development shall take place until further details measures to accommodate the ability of 4 axle refuse vehicles to manoeuvre and turn within the site have been submitted to and

been approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason : In the interests of highway safety and to comply with Policy 3 of the Northampton Local Plan.

With regard to the comments regarding landscape planting, proposed condition 10 requires further details of the landscaping proposals and the landscaping comments of the Local Highway Authority can be picked up as part of the proposals to discharge this condition.

Nationally Described Spaces Standards

From the meeting of the Strategic Planning Committee in March members requested that residential development in the Northampton area be assessed against the Nationally Described Space Standards (NDSS).

This exercise has been carried out in regard to this development and this shows there are a total of 33 different house types proposed for this part of phase 1, two of these house types do not meet the NDSS

The first is the Ludlow, an entry level Charles Church 4 bed corner turning unit with rear projecting element. Within this house type the forth bedroom is space deficient by 0.6 square metres and the house type is used on five plots out of the 329 plots proposed.

The second is the Alnmouth which is a Persimmon 2 bedroom starter home and whilst the bedrooms are space compliant the overall ground floor area is deficient by 10 square metres and the house type is used on 32 plots through the development.

The applicants have been approached to be given the opportunity to bring the dwellings within the NDSS however have declined to make the necessary changes. They point out that there are no Council policies requiring developments to comply with the NDSS, they also state that if there was a requirement to comply with the standard then this needed to have been required as part of the hybrid planning permission.

With regard to the policy issue, there are no policies in the Northampton Local Plan that requires the development to comply with the Nationally Described Space Standards.

With regard to the legal issue of whether the Council can request the development to comply with the NDSS without it being a requirement of the hybrid permission, Officers have requested a legal opinion from the Council's planning solicitor. This states that, based upon planning case law, that if Council was requiring the development to comply with the NDSS and the application did not state that these standards would be applied then the Council would need to add such a requirement through either the S106 agreement or through a planning condition.

In this case the hybrid application submitted by the applicant did not state that the Nationally Described Space Standards would be applied and there are no provisions in the S106 agreement nor the conditions requiring this standard to be applied.

However, it is the view of officers that to be able to secure these standards at the time of the consideration of the hybrid application the Council would have needed a policy that required the development to comply with the NDSS, which it did not.

The Local Plan

Members will be aware that on March 23rd 2023 the Northampton Local Plan was adopted. As such the numbering of the relevant policies has been amended and paragraph 5.4 of the report needs to be updated to refer to the following relevant policies of the Northampton Local Plan.

Policy SD1: Presumption in Favour of Sustainable Development

Policy Q1: Placemaking and Design

Policy Q2: Amenity and Layout

Policy Q3: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use.

Policy Q4: Health and Wellbeing.

Policy Q5: Flood Risk and Water Management

Policy HO2: Type and Mix of Housing

Policy ENV1: Sustaining and Enhancing Existing, and supporting the creation of, Northampton's Green Infrastructure.

Policy ENV3: Supporting and Enhancing Biodiversity.

Policy MO1: Designing Sustainable Transport and Travel

Policy MO2: Highway Network and Safety

Policy MO13: Transport Schemes and Mitigation.

Policy MO4: Parking Standards

Policy IFS1: Electronic Communication Networks

With regard to paragraph 8.36, the local plan, as adopted, states that the development needs to be capable of meeting the commendation standard or equivalent of the Building for a Health Life Assessment. However, this does not alter the consideration of officers that the development scores sufficiently well for the application to be approved.



Item No.	Application Details:
6	<p>Case Officer: Eamon McDowell</p> <p>Presenting Officer (if different)</p> <p>Ward: Braunston and Crick</p> <p>Application Number: WND/2022/0990</p> <p>Location: Royal Oak Way North, Daventry</p> <p>Development: Construction of storage and distribution warehouses (use class B8) with ancillary offices, associated parking, vehicular access, landscape and associated works</p>

None, any further updates will be presented verbally.



STRATEGIC PLANNING COMMITTEE

17th April 2023

LIST OF SPEAKERS

Item No.	Application	Name	For/Against
5	WNN/2022/0996 - Dallington Grange, Mill Lane, Kingsthorpe	Mr Blackburn	Objector
		Mr Higgs	Objector
		Lucy Walden	Applicant

Item No.	Application	Name	For/Against
6	WND/2022/0990 - Royal Oak Way North, Daventry	Harriet Swale	Agent

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