



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Tuesday 17 October 2023

Page	Title
(Pages 3 - 12)	Late Representations Speakers List

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**West Northamptonshire
Strategic Planning Committee**

SUPPLEMENTARY UPDATE

for the planning applications to be discussed at the

Strategic Planning Committee

17 October 2023

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: Chris Burton Ward: Moulton Application No: WND/2022/1066 Change of use of land and buildings from mixed residential and equestrian use to use as showman's family quarters Location: Pastures Farm Red House Lane Hannington Northamptonshire NN6 9SZ	5

Change to Recommendation

Officers have not yet received a response from the Ecology Statutory Consultee. The ecology information submitted by the applicant has been reviewed by officers and is felt to be of a sufficient standard to be acceptable. The submitted information is a Phase 1 Habitat Survey which has undertaken a review of the potential for protected species to be present on site and impacted by the proposals, the report further sets out how harm can be mitigated (in table 8: Assessment of Likelihood of Impacts to Protected Species/Habitats). Enhancements to the site are also considered within chapter 6 of the submitted report and include the inclusion of wildflower meadows, scrub planting, woodland buffers, utilisation of the SUDS and the provision of bat and bird boxes. In reading this report Officers are of the view that it is highly likely that the application would be compliant with ENV5 of the Local Plan Part 2.

With the above in mind, without review from the Ecology Statutory Consultee, there is concern that further ecological effort may be required and that correct conditions may not be applied to control ecological matters. As such the recommendation has been amended to request a resolution to grant subject to ecologic matters being satisfactorily dealt with so that ENV5 is complied with. The amended wording of the recommendation is as follows:

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND THE SATISFACTORY RESOLUTION OF ECOLOGY

Correction to Committee Report

This is a supplementary update to that issued on Monday 09 October 2023.

Under 'Consultations' it states that 46 letters of objection have been received. Under heading 6 'Response to Publicity' it states that 72 objections have been received.

The total should have read 71 objections (now 73 when the below is included) and a petition with 210 names recorded. The petition and its contents have been read; the issues of concern are:

- Impact on infrastructure¹ including Walgrave Primary School and Walgrave Village
- The site should be located close to a wide range of facilities
- Conflicts with HO9
- Impact on the character of the area, especially the impact of the lorries.
- Parked vehicles in the winter months, which means the landscaping will be inadequate
- Insufficient information on the numbers of vehicles being parked at site so unclear if there is sufficient room to manoeuvre.
- Light and bright colours would appear as alien features
- Planning policy sets out that local planning authorities should not dominate the nearest settled community
- The road will be turned into a dual carriageway, reducing the size of the site.
- The landscaping will not take effect for 15 years.
- Runoff could see ditches overwhelmed
- The property is an agricultural tie
- The plans do not show any lighting of floodlight heights or the heights of the rides.
- The application is being treated differently to others that have been refused.

Highways Officer Additional Comment

Following the committee site visit the Local Highways Authority was contacted by the Officer and the following response was provided:

“Further to our conversation regarding the A43/ Red House Lane crossroad junction, I provide an updated personal injury collision review. This information was requested from our Road Safety Team very recently following a resubmission of the holiday park application at Mere Farm Business Complex.

It is recognised that the A43/ Red House Lane crossroads junction remains a local concern in respect of traffic collisions. For completeness, the LHA has undertaken a review of the most recent 5 years of personal injury collisions at this junction (to September 2023) to ensure that the most recent data has been reviewed.

In the most recent 5 year period, there have been six personal injury collisions at the crossroads. Four of these resulted in slight injuries, one serious injury collision and one fatal collision. Two of the six collisions involved vehicles turning out of Red House Lane onto the A43 as the main cause. The other four involved other parts of the junction and private accesses. The main causation factor in all these collisions (where recorded) was drivers failing to look properly. No heavy goods vehicles were involved in any of the collisions. Data for damage only collisions is not recorded by the police, and due to these being minor, are not considered when assessing road safety.

Whilst the junction remains a location of concern due to its history of injury collisions, it is not considered that the development proposal itself would make the existing situation worse or require mitigation. It has already been established that the amount of traffic generated by this development would be insignificant. Mere Farm Business Complex (B1/B2/B8) situated to the north of the application site generates HGV traffic on a daily basis which uses the junction without proven safety implications.

To provide some additional context, DDC Planning Committee approved DA/2019/0102 for development at Mere Farm Business Complex in 2019 for the expansion of a delivery/ courier business. This included the visit of a 26 tonne double decker HGV on a daily basis as well as an

increase in the use of 7.5t and 18t goods vehicles from the site. Additionally DA/2019/0327 for development of a holiday lodge park to the north of the application site (refused by DDC Planning Committee in 2020 and dismissed at Appeal in 2021) was not refused on highway safety grounds, despite additional traffic using the A43 crossroads. The Appeal Inspector specifically addressed highway safety in his conclusion, finding no harm, stating “The proposal would also increase traffic movements to and from the site. However, I have not been presented with any compelling or substantive evidence to suggest that this would give rise to highway safety concerns”.

In reaching a conclusion on the acceptability of the proposal in highway safety terms, the LHA must consider the impact of the development, either in isolation or cumulatively. The development cannot be expected to “fix” existing problems or be subject to obligations and planning conditions that are unreasonable given the level of impact expected as a direct result of the development. As set out in the applicant’s Transport Statement, it is expected that show vehicles will leave the site and not return for weeks or months at a time, with the majority of traffic accessing the site being smaller private cars or vans. Not dissimilar to the existing use of the site as a private dwelling and equestrian centre. The LHA concluded that there would not be an “unacceptable impact on highway safety” (NPPF 2021) as a result of the development, hence there being no objection to the application.”

Parish Comments

Hannington Parish Council

Hannington Parish Council have set out that under the ‘Parish Council comments’ in the committee report the objections raised by Holcot Parish Council have been included rather than Hannington Parish Council (where the application sits).

All the Parish comments have been read but for clarity the Hannington Parish Council comments are included below:

“Dear Sirs

Re: Red House Lane and A43 Hannington - safety concerns

This letter is to draw to your attention observations and concerns regarding the above roads and junction, the safety concerns regarding the entrance to Mere Farm Business Complex on Red House Lane.

There are a number of risk factors which may increase the likelihood of a serious accident in these areas:

- *Increase in the number of lorries using that junction since the opening of the courier business.*
- *Change in the type of vehicle using the junction more frequently – more articulated lorries which need to swing out to make the turning manoeuvre to use the junction in any direction, please see the third photograph recently taken at the Red House Lane/A43 junction, which happens frequently.*
- *Increasing impatience from cars from Hannington and Orlingbury trying to exit onto the A43 because the main road is very busy.*
- *Increasing number of ‘near misses’ noted by Hannington residents at this junction. There was also a very serious accident on 2nd July 2021, it was a life changing injury for one of the people involved and the road was completely closed in both directions for several hours.*

- *Building work for a housing development right on the junction has decreased visibility.*
- *The planning application for the Glamping site recently submitted WNC/2021/0276, requests an additional entrance on to Red House Lane further exasperating this route. The planning application ref DA/2017/0744 was an application from another party for an entrance opposite this site was refused on the grounds that the proposal would increase the complexity of the traffic environment on this part of Red House Lane and therefore increase the likelihood of vehicular accidents. So the same should apply to WNC/2021/0276.*
- *The large lorries which now use Mere Farm Business Complex cannot enter the complex without blocking Red House Lane waiting to be granted access. There have been a number of incidents noted by Hannington residents trying to negotiate parked lorries or lorries sprawled across the road, at this entrance, please see first and second pictures.*

A number of Hannington residents now avoid that junction and there have been many complaints about its safety. Due to the angle of the junction, lorries cannot turn left off the A43 without driving on the wrong side of the road.

The Parish Council requests your consideration of these concerns and would appreciate guidance on any actions which may be proposed to investigate further and / or improve safety.

Your faithfully”

Woodford cum Membris Parish Council

The following comment has been received from the Woodford cum Membris Parish Council:

“I understand that you have made a planning application for a change of use to land you intend to use as your winter home.

The Parish Council is very happy to provide a reference to you in support of your application as follows:

- *Four generations of the xxxxx family have lived in Woodford Halse. The children have attended the school here and family members have engaged village facilities and supported community events e.g. Woodford Halse annual “regatta”/street fayre with children’s amusement equipment/rides.*
- *You have been cooperative regarding public amenity e.g. maintenance of trees affecting neighbouring property/the highway.*
- *The use of the Station Approach in Woodford Halse is an established site, consistently restricted to the storage & maintenance of vehicles/equipment and the domestic accommodation essential to the Amusement business activity.*
- *The site has always been maintained in a clean & organised condition.*
- *There have been no reports of noise or nuisance and no known conflict with the Police or relevant regulations.*
- *The stated purpose [business expansion & continuity and access] for relocating seems reasonable.*

I am content that you may quote me with the contents of this reference and invite any person to contact me if they wish to do so.”

Walgrave Parish Council

Walgrave Parish Council have provided the following comments:

“Having read through the planning application conditions, WPC would like to ask for an additional condition to be considered.

That the heavy goods vehicles leaving this site do not turn left through the villages but must turn right to the A43. As was the case with DA/2021/0359

Notes

The Owner/ Site Operator is advised to consider installing signage within the site to inform HGV drivers that there is no left turn out of the exit and consideration is to be given to providing measures i.e. installing a bollard to prevent HGVs flouting the signage and the 7.5 tonne restriction.

Walgrave would really appreciate this.”

Further Public Objection

A further two emails were received from the same member of the public setting out the following:

“Planning application WND/2022/1066 is to be discussed on Tuesday 17th October at Towcester with recommendation to be passed.

I find this decision very difficult to understand after all the legitimate planning objections raised by Hannington, Walgrave and Holcot Parish Councils and many local residents.

The application contravenes so many of the Countryside and Local Settlements Plan and also the Planning Policy for Travellers Sites that it is difficult to know where to begin.

- 1. The site has an Agricultural Tie , still binding , which has been ignored.*
- 2. Hannington is designated a small village only suitable for small infill development.*
- 3. There is a 7.5 tonne weight limit on the Red House Lane to the A43 junction.*
- 4. Walgrave School has stated it already has temporary classrooms for local children and is highly unlikely to be able to accommodate any more children.*
- 5. The very large site is out of all proportion to the small village of Hannington which has no facilities whatsoever, and will have unacceptable impact on the landscape and infrastructure of the existing community, it is a large scale development in open countryside involving huge fairground rides, large numbers of commercial vehicles together with associated mobile homes and caravans .*
- 6. The narrow Red House Lane and dangerous A43 junction will not be able to safely accommodate the large lorries involved in this development. The A43 junction has poor visibility and is so narrow that any large vehicle has to occupy the whole road width to turn in or out of the lane causing danger to all other traffic movements which include the entry and exit to the petrol station and a future housing development on the junction. Hannington Parish Council has sent several photographs of lorries causing dangerous situations on the lane and at the junction where there have been numerous near misses reported by village residents.*

The application contravenes or does not comply with all the following, which have been pointed out in the numerous letters of objection which have all been ignored by the planning decision makers.

Planning Policy for Travellers site policy C NPPF paragraph 9 and 80 Policy H09 Policy RA6 ENV1, ENV4, ENV10(B)

I truly wonder why local people, council and councillors are even asked for their opinion when all have been blatantly ignored .”

Conditions

Within 7 of the conditions (3,4,6,10,12,17 and 19) policy SS2 of the South Northamptonshire Local Plan is referred to rather than the relevant policy in the Settlements and Countryside Local Plan (Part 2) For Daventry. These will be altered to the relevant policy for Daventry.

The following conditions have been added:

25. Prior to the commencement of development an Operational Traffic Management Plan (OTMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall not become operational until the approved OTMP has been implemented and retained thereafter. The OTMP shall provide for the following:

- Site access and site traffic management.
 - HGV routeing.
 - Vehicle scheduling.
 - Wheel-wash and other measures to prevent detritus being transferred onto the highway.
 - tracking of the largest vehicles to be used on site at both the site entrance and the A43/ Red House Lane crossroad junction.
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- All site users will be made aware of the OTMP, which will be provided during the contract agreement process, and must follow the measures stated.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the development.

26. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure, other than those that have been approved as part of the application shall be erected, constructed or placed without the prior express planning consent of the Local Planning Authority.

Reason: To ensure that visibility across the site is protected in the interests of highway safety in accordance with Government guidance contained within the National Planning Policy Framework.

27. Notwithstanding the provisions of Class A of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) the land shall not be used for any other activity aside from that explicitly allowed via the granting of this consent unless prior planning permission of the Local Planning Authority has been sought.

Reason: Having regard to the density, character and layout of the development the Local Planning Authority consider such structures would be likely to adversely affect the amenity of neighbouring occupiers and the character of the area and consider it is in the public interest to require an application to enable the merits of any proposal to be assessed in accordance with the development plan.

West Northamptonshire Council

Strategic Planning Committee

17 October 2023

List of Public Speakers

Page No.	Application	Name	For/Against
9 - 42	Agenda Item 5 WND/2022/1066	Andy Laker	Objector
	Pastures Farm Red House Lane Hannington Northamptonshire NN6 9SZ Moulton Ward	Nikki Savage	Objector
		Councillor Daryl Basford - Hannington Parish Council	In Objection to
		Nick Baseley - Agent	

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