



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Tuesday 21 November 2023

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If you require any further information about this agenda please contact Diana Davies, Democratic Services via the following:

Tel: 01327 322195

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
One Angel Square
Angel Street
Northampton
NN1 1ED

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West Northamptonshire Council

Addendum to Agenda Items Strategic Planning Committee 21 November 2023

APPLICATIONS FOR DETERMINATION

Agenda Item: 5
Application Reference: 2023/5183/MAR
Case Officer: Daniel Callis

Representations

Towcester and District Local History Society - comments, as follows:

- The Society is very disappointed that the Park View House Stables are proposed to be demolished as part of this revised planning application.
- The Society recommends that WNC considers whether any permission granted should include clauses relating to the archaeology of the site, including any below ground remains of Park View House.

(Officer note: The extant archaeology condition on the outline planning permission would be the correct mechanism for securing assessment the below-ground archaeology, so no additional condition is required here. The recommendation includes a condition expressly requiring a level 3 building recording of the above ground heritage asset, prior to its demolition).

Additional condition

Building Regulations now require new dwellings to achieve certain sustainability criteria, which generally necessitates the provision of solar panels on the roofs of all new dwellings. The current proposed elevations do not show any panels. As a result, Officers propose the inclusion of an additional condition to the recommendation to ensure the design and appearance of the panels does not unduly detract from the character of the development. The proposed condition reads as follows:

Prior to the occupation of any dwelling, should solar PV panels be required (to accord with Building Regulations), details of the solar panel product(s) (e.g. manufacturer's brochure), a section showing how it fits into/on to the roof, and updated elevations showing how the panels would appear shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the

development shall be completed in accordance with the details approved prior to first occupation of each respective dwelling.

Reason : To support the delivery of renewable and low carbon energy in accordance with Government guidance contained within the National Planning Policy Framework.

Agenda Item: 6

Application Reference: WNN/2022/1391

Case Officer: Andrew Longbottom

Address: Dallington Grange,, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ.

Notes: Update

One further consultation response has been received from the Lead Local Flood Authority which reiterates their previous comments relating to the finished floor levels of the proposed dwellings and that further refinement of these is needed.

This matter is covered by proposed planning condition number 3 which requires further details of the proposed finished floor levels to be submitted and approved.

There is also a clarification for members, the executive summary of the committee report states that the British Horse Society has objected to the application however the latest representation from the British Horse Society states that they only have comments to make on the application.

West Northamptonshire Council

Strategic Planning Committee

21 November 2023

List of Public Speakers

Page No.	Application	Name	For/Against
7 - 28	Agenda Item 5 2023/5183/MAR Towcester Vale H9 London Road Towcester Towcester and Roade	Agent – Ben Cook	In Support

Page No.	Application	Name	For/Against
29 - 62	Agenda Item 6 WNN/2022/1391 Dallington Grange, Mill Lane.Kingsthorpe, Northampton, NN5 7PZ Dallington Spencer	Applicant – Tom Nightingale	In Support

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