



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

South Planning Committee

Thursday 11 January 2024

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West Northamptonshire Council
List of Public Speakers for South Planning Committee
Thursday 11 January 2024

Item Number	Parish/Town Council	Objector	Applicant/Agent
6 – WNN/2023/0681 2 Clare Street, Northampton	None	None	Lee Randall, Agent for the Applicant
7 – WNN/2023/0017 17 Towcester Road, Northampton	None	None	None
8 – WNS/2023/0351/MAO Land South East of Stoneway, Hartwell	None	Judie Kendrick-Symondson, Local Resident	Andy Moger, Agent for the Applicant

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West Northamptonshire Council

Addendum to Agenda Items South Planning Committee 11 January 2024

APPLICATIONS FOR DETERMINATION

ITEM No. 6: Application No. WNN/2023/0681: Officers Initials [JM]:

Application Proposal: Conversion of dance/art and photographic studio into 14 residential flats with alterations to basement windows

Address: 2 Clare Street Northampton

Notes: Additional condition to be added to recommendation:

Prior to the first use or occupation of the approved development, a waste management strategy including details of ventilation shall be provided in accordance with details to be first submitted and agreed in writing by the Local Planning Authority. The bins so provided shall thereafter be permanently retained.

Reason: In the interests of residential amenity to comply with Policy H1 of the West Northamptonshire Joint Core Strategy.

ITEM No. 7: Application No. WNN/2023/0013: Officers Initials [JM]:

Application Proposal: Conversion of three-bedroom dwelling house to mix of office with one residential flat to include single storey rear extension, roof alterations and demolition of existing shed

Address: 17 Towcester Road Northampton

Notes: No further update

ITEM No. 8: Application No. WNS/2023/0351/MAO: Officers Initials [JP]:

Application Proposal: Outline application (some matters reserved except for access) for the erection of up to 34 affordable homes and formation of a new vehicular and pedestrian access from Stoneway

Address: Land Southeast of Stoneway. Hartwell

Notes: Updates to the figure for the Council's Five-Year Housing Land Supply and to the first reason for refusal.

Correction to paragraph 7.23

The Council has 8.65 years' supply of deliverable sites against the relevant housing requirement.

Amended Reason for Refusal

The first reason for refusal should read as follows:

1. The location of the proposed development, by reason of its siting outside of the settlement confines of Hartwell, falls within the open countryside and does not

meet any of the exceptions in the Development Plan where development would be supported outside of the settlement confines. The need for such housing has also not been robustly demonstrated as part of this application and the proposal therefore fails to meet the requirements of a rural exception site set out in Policy H3b, which requires the scale of such development to be clearly justified by evidence of need through a local housing needs survey. The proposed development also fails to meet the criteria for an entry-level exception site due to the development extending a Secondary Village (B), contrary to Policy LH3(1). The proposed development has therefore not been adequately justified and represents an unsustainable form of development. This conflict is not outweighed by any material consideration. The proposal is therefore unacceptable in principle and is contrary to Policies SA, S1, R1 and H3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), Policies SS1, LH1 and LH3 of the South Northamptonshire Local Plan (Part 2).