



## SUPPLEMENTARY INFORMATION

**South Planning Committee**

**Thursday 7 March 2024**

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**West Northamptonshire Council**  
**List of Public Speakers for South Planning Committee**  
**Thursday 8 February 2024**

<b>Item Number</b>	<b>Parish/Town Council</b>	<b>Objector</b>	<b>Applicant/Agent</b>
<b>6 – 2023/7893/PIP</b> <b>Land North of Longcroft Lane,</b> <b>Paulerspury</b>	Sandy Sawyer, Paulerspury Parish Council	None	None
<b>7 – 2023/5050/FULL</b> <b>Clarkes Orchard, Weedon Road,</b> <b>Nether Heyford</b>	Tony Williams, Nether Heyford Parish Council	None	Dave Collins, The Applicant

\*Councillor Ian McCord, local ward member for Deanshanger, will speak on Agenda Item 6 in his capacity as the local ward member

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**West  
Northamptonshire  
Council**

**Addendum to Agenda Items  
South Planning Committee  
7 March 2024**

**APPLICATIONS FOR DETERMINATION**

**Agenda Item 6: Application No. 2023/7574/FULL**

Permission in principle for proposed development of 2-4 self/custom-build dwellings.

**Address:** Land North of 14 Longcroft Lane, Paulerspury

**Notes:**

Planning officers have received a late comment from National Highways withdrawing their objection to the application. It is noted that in their original objection to the application, they require the Council to consult the Secretary of State for Transport. The withdrawal of their objection dispenses with this matter and the Council would be free to approve the application without the need for further consultation. National Highways' revised comment is as follows:

*“Under Planning Practice Guidance (PPG), the permission in principle consent route has two stages: the first stage (or permission in principle stage) (PiP) establishes whether a site is suitable in-principle, and the second (technical details consent) (TDC) stage is when the detailed development proposals are assessed. It is the granting of TDC that has the effect of granting planning permission for the development.*

*National Highways' concern will be the impact of the proposed development on the A5, the closest part of the SRN. The covering letter submitted by Fernhill Estates does not mention access. However, given the location of the site traffic is likely to travel along Longcroft Lane to its junction with the A5. At this point Longcroft Lane is only wide enough for one vehicle, meaning that those wishing to turn off the A5 would need to wait on the carriageway, thereby potentially interrupting the flow of traffic and adversely affecting the visibility of drivers wishing to exit onto the A5.*

*When considering a formal planning application, we would require additional supporting information to be provided, assessing the potential impact on the operation of the A5/Longcroft Lane junction. This would include issues such as visibility splays and swept paths, as well as the accident history.*

However, in their dismissal of the appeal against refusal of application WNS/2022/1947/PIP, the Inspector noted that:

*“Highways aspects are more appropriately determined as part of the TDC stage, and there can be no guarantee that just because the PiP has been granted, that the TDC will follow. It takes approval of both stages for a planning permission to be secured. Thus, whilst I accept that there is limited information provided to indicate that a safe and suitable access can be delivered, these details would come forward as part of a TDC application in any event.”*

*National Highways therefore has no objection to application 2023/7893/PIP, as it is the initial permission in principle stage. We would however initial require further information regarding highways to be submitted should a subsequent TDC application be submitted”*

Planning officers have received a late comment from the WNC Local Highways Authority withdrawing their objection to the application. Their revised comment is as follows

*“In respect of the above planning application, the local highway authority (LHA) has previously responded to this on 22/01/2023 where an objection was raised due to highway safety issues. Reviewing this again as a PIP application the LHA notes that the application will be determined at the Technical Design Consent (TDC).*

*When considering this application the LHA will be looking for the following bullet points to be addressed based on its previous response.*

- *The proposed access onto Longcroft Lane from the development site to have the required vehicular visibility splays and be widened to a suitable point past the proposed access/accesses.*
- *The Bell mouth onto the A5 from Longcroft Lane to be widened to be suitable for the passing of 2 vehicles.*
- *Accident data from the junction of Longcroft Lane and the A5*
- *Swept path analysis for both a fire tender and refuse vehicles.*
- *Parking to be in line with current Northamptonshire Parking Standards*

*The LHA removes its previous objection to the PIP application as the above points are be dealt with at the TDC stage. However due to the disproportionate costs involved to undertake the highway measures relating to the first two bullet points, and possible land ownership issues the LHA are unable to currently determine the above application.”*

Officers have also received five late objection comments from members of the public which raise concern with regard to the below matters:

- Archaeology
  - Potential damage to underground heritage assets
- Character and Appearance
  - Loss of natural beauty
- Ecology
  - Impact on protected species
- Highways Concerns

- Impact during construction
- Increase in traffic
- Highways safety – including pedestrians
- Narrowness of Longcroft Lane – no passing place
- Poor state of roads
- Neighbouring Amenity
  - Overlooking
- Principle of Development
  - Outside settlement confines
  - Recent appeal dismissed

**Agenda Item 7: Application No. 2023/5050/FULL**

Application Proposal: Variation of condition 2 (Plans) to application S/2020/0428/FUL (Detached single storey dwelling) To allow increase in ridge height, replace brick chimney with flue, additional roof lights to north west & north south roof slope replacement of window & patio door with bi-fold door to north west elevation, change to internal layout & revised boundary treatment

**Address:** Clarkes Orchard, Weedon Road, Nether Heyford, NN7 3LF

**Notes:**

No further updates

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## West Northamptonshire Council

### South Planning Committee

7 March 2024

### Appeals Progress Report

### Report of the Development Management Team Leader

This report is public

#### Purpose of report

This report aims to keep members informed upon applications within the south area of West Northamptonshire which have been determined by the Council and where new appeals have been lodged and determined within the preceding 6 months. It provides the details of new appeal lodged and appeals determined between the 1 September 2023 and 1 March 2024.

#### 1.0 Recommendations

The meeting is recommended:

- 1.1 To accept the position statement.

#### 2.0 Introduction

- 2.1 The report lists appeals that have been determined and outstanding between the 1 September 2023 and 1 March 2024.

#### 3.0 Report Details

##### 3.1 Appeals determined – 1 September 2023 and 1 March 2024

APPEALS ALLOWED				
Planning Ref	Location	Proposal	Appeal Start Date	Appeal Decision Date
WNS/2022/2040/FUL	11 Church Close Wicken MK19 6BW	Porch to the front of the property	08/08/2023	25/10/2023
WNS/2022/2131/FUL	Glebe Barn Stables Mobile Home Blakesley Road Maidford NN12 8HN	Retention of Park Home	14/08/2023	22/12/2023

2023/5682/FULL	Slade Farm, Threshing Barn, Buckingham Road, Evenley, NN13 5SB	Single storey glass room located on the rear elevation of the property.	28/11/2023	26/01/2024
<b>APPEALS DISMISSED</b>				
WNS/2022/0754/FUL	Forge House 7 The Ring Chacombe OX17 2JJ	Replacement of 14 windows with double glazed, flush fitting, white UVPC (white foil effect) leaded windows	07/06/2023	11/01/2024
WNS/2022/1947/PIP	Land to North Of 14 Longcroft Lane Paulerspury	Application for permission in principle for development of 2 - 4 houses	07/07/2023	08/11/2023
WNS/2022/2109/FUL	Havenwood House Baker Street Gayton NN7 3EZ	Construction of two carports (Retrospective)	04/07/2023	01/09/2023
2023/5418/FULL	77 Woodlands Grange Park West Northamptonshire NN4 5BZ	Proposed front porch and garage. Extension and conversion of existing garage to habitable accommodation	17/11/2023	11/01/2024
N/2021/0161	Land Opposite 1 Farmhouse Lane, 1 Wootton Hill Farm, Northampton	Erection of detached dwelling	28/11/2022	16/10/2023
WNN/2021/0466	Land North Of, Bedford Road, Northampton	Outline Planning Application (all matters reserved except access) for the development of up to 24,000 sqm (GEA) of employment land (Use Classes E(g), B2 and B8) with new vehicular access, associated parking, highway infrastructure and other ancillary works. Application accompanied by an Environmental Statement.	02/08/2023	26/01/2024
WNN/2021/0586	BT Streethub, Kingsley Park Terrace, Northampton	2no digital 75 inch LCD display screen, one on each side of the amended InLink unit	14/06/2023	19/09/2023
WNN/2021/0590	BT Streethub, Kingsley Park Terrace, Northampton	Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	14/06/2023	19/09/2023
WNN/2021/0591	BT Streethub, Weedon Road, Northampton	Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	14/06/2023	19/09/2023
WNN/2021/0600	BT Streethub, Weedon Road, Northampton	2no digital 75 inch LCD display screen, one on each side of the amended InLink unit	14/06/2023	19/09/2023

WNN/2022/0442	Upton House, 31 Billing Road, Northampton, NN1 5GD	Residential development of 6no Apartments	30/03/2023	10/10/2023
WNN/2022/0549	1 Lodge Avenue, Northampton, NN4 0NQ	Demolition of double garage and erection of new two storey four bedroomed house with single garage and off-street parking spaces for 2no cars	20/06/2023	18/10/2023
WNN/2022/1333	Land At, Bedford Road, Northampton	Prior Notification of Telecommunications Installation, to include proposed 20m high 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no additional ancillary equipment cabinets and associated ancillary works	14/11/2023	29/01/2024
WNS/2022/1324/OUT	Land West of Hazelbrook, Denton Road, Horton	Outline Application for the Erection of Two Self-Build Dwellings with All Matters Reserved	18/10/2023	23/02/2024

### 3.2 Appeals Outstanding – 1 September 2023 and 1 March 2024

Planning Ref	Location	Proposal	Appeal Method	Appeal Start Date
WNS/2022/0963/FUL	The Cottage Kisingbury Grange Rothersthorpe Road Kisingbury NN7 4AB	Demolition and extension of an existing garage to form an annexe within the curtilage of a listed building	WRITTEN REPS	20/02/2023
WNS/2022/1324/OUT	Land West of Hazelbrook, Denton Road, Horton	Outline Application for the Erection of Two Self-Build Dwellings with All Matters Reserved	WRITTEN REPS	18/10/2023
WNS/2022/1525/FUL	Land North of Whiston Road, Cogenhoe, Northamptonshire	Hybrid planning application: Outline planning permission sought for up to two self-custom build dwellings, with access for consideration. Full planning permission sought for restoration works to existing brick lean-to structure.	HEARING 30/01/24	14/09/2023
WNS/2022/2015/PIP	Land West of Prospect Court Courteenhall Road, Blisworth, Northamptonshire	Application for permission in principle for development of land for five Self and Custom Build Dwellings	WRITTEN REPS	03/01/2024
WNS/2022/2060/MAO	Whittlebury Park Golf and Country Club Whittlebury Park Buckingham	Outline Planning with all matters reserved to provide Later Living Accommodation (Class 2 ) as three integrated types of accommodation on a	HEARING 08/05/24	18/10/2023

	Road Whittlebury NN12 8XL	site off the main entrance to Whittlebury Park	Appeal against Non- determination	
WNS/2022/2326/FUL	46 York Avenue, Cogenhoe, Northamptonshire, NN7 1NB	Proposed dwelling	WRITTEN REPS	11/07/2023
WNS/2022/2384/MAF	Land East of Northampton Road, Roade, Northamptonshire	Development of up to 24 First Homes (amended plans)	HEARING 27/02/24	02/11/2023
WNS/2023/0151/LBC	Dove House 11 Wicken Road Deanshanger MK19 6JR	Listed Building Consent for Single storey front and rear extensions	WRITTEN REPS	07/02/2024
2023/5230/PA	Linshire Farm Buckingham Road Whittlebury West Northamptonshire NN12 8XN	Determination as to whether prior approval is required (under Class Q of Part 3 of the above Order) for the change of use of an agricultural building to a dwellinghouse (Use Class C3) in respect of: the transport and highways impacts of the development; noise impacts of the development; contamination risks on the site; flooding risks on the site; whether the siting and location of the buildings makes it impractical or undesirable to change the use; and the design and external appearance of the building.	WRITTEN REPS  Appeal against Non- determination  (note LPA have emailed PINS about the validity of the appeal)	31/01/2024
N/2020/1474	123-135 Bridge Street, Northampton, NN1 1QF	Outline Planning application with all matters reserved except layout, scale and access for construction of a 6 storey building providing up to 112no. one, two & three bed flats and apartments (Use Class C3), commercial development (Use Class E (a,b,c,d,e,f,g(i)) and associated ancillary infrastructure'.	WRITTEN REPS	17/08/2023
N/2020/1497	153 - 165 Bridge Street, Northampton, NN1 1QF	Outline Planning application with all matters reserved except layout, scale and access for construction of up to 6 storey building providing up to 66no. one, two & three bed flats and apartments (Use Class C3), commercial development (Use Class E(a,b,c,d,e,f,g(i)) and associated ancillary infrastructure'	WRITTEN REPS	17/08/2023
WNN/2023/0152	Land off Barn Corner, Northampton	New Hardstanding	WRITTEN REPS	14/12/2023

WNN/2023/0285	19 Johnson Court, Northampton, NN4 8GJ	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 7 occupants (Sui Generis) including conversion of garage to a bedroom	WRITTEN REPS	11/12/2023
WNN/2023/0354	9 Aviemore Gardens, Northampton, NN4 9XJ	Extension over garage creating a bedroom with en suite and loft room above new bedroom	WRITTEN REPS	08/02/2024
2023/6537/OUT	Whittlebury Park Golf and Country Club Whittlebury Park Buckingham Road Whittlebury NN12 8XL	Creation of an indoor/outdoor Wedding Ceremony facility, in conjunction with returning the Greenkeepers Compound to formerly approved location.	WRITTEN REPS  Appeal against Non-determination	13/02/2024

## 4.0 Conclusion and Reasons for Recommendations

4.1 To accept the position statement.

## 5.0 Consultation

None

## 6.0 Alternative Options and Reasons for Rejection

6.1 The following alternative options have been identified and rejected for the reasons as set out below.

**Option 1:** To accept the position statement.

**Option 2:** Not to accept the position statement. This is not recommended as the report is submitted for Members' information only.

## 7.0 Implications

### Financial and Resource Implications

7.1 The cost of defending appeals can normally be met from within existing budgets. Where this is not possible a separate report is made to the Executive to consider the need for a supplementary estimate.

### Legal Implications

7.2 There are no additional legal implications arising for the Council from accepting this recommendation as this is a monitoring report.

## **Risk Management**

7.3 This is a monitoring report where no additional action is proposed. As such there are no risks arising from accepting the recommendation.

## **8.0 Decision Information**

**Key Decision** N/A

**Financial Threshold Met:** N/A

**Community Impact Threshold Met:** N/A

**Wards Affected: All**

### **Lead Councillor**

Councillor Stephen Clarke (Chair)

Councillor Rebecca Breese (Portfolio Holder for Planning)

### **Background papers**

None

### **Report Author and contact details**

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