



## SUPPLEMENTARY INFORMATION

**Strategic Planning Committee**

**Tuesday 19 March 2024**

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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](mailto: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  
19<sup>th</sup> March 2024

### APPLICATIONS FOR DETERMINATION

**Agenda Item: 5**

**Application Reference:** 2023/7939/FULL

**Case Officer:** James Paterson

**Address:** Location: Market Walk Shopping Centre, Market Square, Northampton, NN1 2DP

Additional 3<sup>rd</sup> Party comments received:

- “Evolve Estates, owners of Grosvenor Shopping Centre, are fully supportive of the Northampton Stack application.

As the major neighbouring property, we view the proposed redevelopment of the former Market Walk Shopping centre into a leisure, entertainment, and F&B venue as complementary to our own retail offer. We feel the scheme will contribute to, and further broaden, the customer experience for visitors to Northampton and will extend and enhance both the daytime and night-time economies bringing further economic benefit to the town centre.

Evolve believe the development will increase footfall to the town centre and extend the average length of stay for visits. This will increase expenditure in the area which in turn will support further economic investment and rejuvenation of the town centre.”

- “Northampton Town Centre Business Improvement District (Northampton BID) is in full support of the application.

The proposal is considered a positive addition to the leisure, food and drink and cultural offer and will support the development and regeneration of the town centre. We also feel that the operation will encourage new and innovative businesses into the town centre with the support they need when starting out.

It will provide a destination that will support the development of Northampton’s economy both evening and daytime by providing an offer

that encourages visits from a wide demographic including those people who do not currently frequent the town centre.”

- “I am writing ahead of tomorrow’s committee date to highlight the University’s support for the above application and change of use from its existing purpose to a mixed use building with drinking establishments and venues for live performances as well as commercial and business services.

A new entertainment venue with space for live performances and a varied programmes of activities will significantly contribute to town centre regeneration by revitalising a disused property and reigniting the cultural scene in this part of the town. Whilst the offer will attract a diverse range of visitors, students specifically will appreciate introduction of a vibrant social hub at the heart of the town centre where they can socialise in a modern, unique and enticing venue. The development will enhance the overall appeal of the town centre, making it a more attractive destination for young adults seeking entertainment options beyond traditional bars and clubs.”

- “..I have seen your website on line for the new planning for STACK. I have also read that food stalls are wanted there. I would like to know a bit more information on this please as I'd like to apply to be there in my trailer...”

#### Amendments to Conditions:

#### Condition 2 – Plans

The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

2628 Urb Mw 00 Dr A 208100 P00 Site Location Plan  
2628 Urb Mw 00 Dr A 208101 P00 Proposed Block Plan  
2628 Urb Mw Lg Dr A 208150 P00 Proposed Lower Floor Plan  
2628 Urb Mw Ff Dr A 208150 P00 Proposed First Floor Plan  
2628 Urb Mw Ug Dr A 208150 P00 Proposed Upper Floor Plan  
2628 Urb Mw Rf Dr A 208150 P00 Proposed Roof Plan  
2628 Urb Mw Zz Dr A 208250 P00 Proposed Elevations  
2628 Urb Mw Zz Dr A 208251 P00 Proposed Elevations  
2628-URB-MW-XX-DR-A-208350-P00 Proposed Sections  
2628 Urb Mw Zz Dr A 299150 P00 Proposed Site Access Maintenance Servicing

All received 05/12/23

Reason: To clarify the permission and for the avoidance of doubt.

#### Condition 18

The premises shall be used only for purposes falling within Class E(a) to E(f) inclusive and/ or Sui Generis (specifically Drinking Establishments and Venues for Live Music Performances and Events) specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order and for no other purpose(s) whatsoever.

Reason: To safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policies Q1 and Q2 of the Northampton Local Plan.

**Agenda Item: 6**

**Application Reference:** 2023/6293/RM

**Case Officer:** Chris Burton

**Address:** Land at Norwood Farm, Sandy Lane, Harpole

Lead Local Flood Authority (LLFA) update

The LLFA have maintained their objection to the proposal and have requested further information.

Officer response:

In terms of the outline approval S/2016/1324/EIA there are 3 drainage conditions, these are 9, 10 and 12. These conditions require the submission and approval of a surface water drainage scheme and subsequent implementation, and approval/ implementation of a foul water strategy and, as such, would prevent any commencement of a phase (or part of phase) until explicit sign off in respect of these drainage matters has been made by the Local Planning Authority.

As the LLFA maintains its objection the applicant will have to submit information to discharge 9,10 and 12 before commencement.

As such Officers are content that full control of drainage remains.

For the avoidance of doubt Condition 1 has been amended as below to remove reference to any submitted drainage details. The applicant can apply for these items under the above-mentioned conditions.

Condition 1

AAC5791\_RPS\_xx\_xx\_DR\_C\_2801-01 - S38 General Arrangement Phase 3 P01

- AAC5791 Drainage Technical Note v1.0

- AAC5791\_RPS\_xx\_xx\_DR\_C\_2100 - Engineering Layout P01

- AAC5791\_RPS\_xx\_xx\_DR\_C\_2101-01 - Longitudinal Sections Sheet 1 P01

- AAC5791\_RPS\_xx\_xx\_DR\_C\_2101-02 - Longitudinal Sections Sheet 2 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2102 - Manhole Schedule P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2103 - Adoptable Kerbing and Surfacing P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2104-01 - Road Construction Details Sheet 1 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2104-02 - Road Construction Details Sheet 2 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2104-03 - Road Construction Details Sheet 3 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2105 - Adoptable Drainage Details P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2110 - Refuse Vehicle Tracking\_P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2111 - Flood Exceedance Plan P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2200-01 Private Drainage Sheet 1 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2200-02 Private Drainage Sheet 2 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2300-01 - External Works Sheet 1 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2300-02 - External Works Sheet 2 P01
- AAC5791\_RPS\_xx\_xx\_DR\_C\_2800 - S104 Drainage Layout P01

### WNC Highways

WNC Highways have asked for the inclusion of the following condition:

#### Condition

*Prior to first occupation of any dwelling within Phase 2B a signage scheme to direct users of the public bridleway (KP12) and cycle path between Sandy Lane and Sandy Lane Relief Road shall be submitted for approval to the Local Planning Authority and thereafter implemented.*

*Reason: In the interests of accessibility and in order to comply with the requirements of Condition 33 of the outline planning permission.*

Officers feel this addition will provide users of the bridleway clarity on which route to follow.

### Comment Following Re-consultation

Following re-consultation one response has been received from the British Horse Society.

The comment is not an objection nor in support but requests clarification if a part of the path on Larkhall Lane will be opened to equestrian use.

In response to this, officers would point out that this is outside of the redline for the application for Phase 2B but that the comment is noted and has been passed to WNC Highways and the Footpath Team for consideration.

**Agenda Item: 7**

**Application Reference:** 2023/6485/MAR

**Case Officer:** Chris Burton

**Address:** Land at Norwood Farm, Sandy Lane, Harpole

Lead Local Flood Authority (LLFA) update

The LLFA have maintained their objection to the proposal and have requested further information.

Officer response:

In terms of the outline approval S/2016/1324/EIA there are 3 drainage conditions, these are 9, 10 and 12. These conditions require the submission and approval of a surface water drainage scheme and subsequent implementation, and approval/ implementation of a foul water strategy and, as such, would prevent any commencement of a phase (or part of phase) until explicit sign off in respect of these drainage matters has been made by the Local Planning Authority.

As the LLFA maintains its objection the applicant will have to submit information to discharge 9,10 and 12 before commencement.

As such Officers are content that full control of drainage remains.

For the avoidance of doubt Condition 1 has been amended as below to remove reference to any submitted drainage details. The applicant can apply for these items under the above-mentioned conditions.

Condition 1:

The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are as follows:

- Site Location Plan RG-M-31 rev C
- Phasing Plan RG-M-80 rev G (with the approved side roads highlighted green)
- SLRR Side Roads General Arrangement Sheet 1 (ref. ADC2197/DR/150a/P2)
- SLRR Side Roads General Arrangement Sheet 2 (ref. ADC2197/DR/151a/P2)

- SLRR Side Roads Highway Contour Levels Sheet 1 (ref. ADC2197/DR/550a/P1)
- SLRR Side Roads Highway Contour Levels Sheet 2 (ref. ADC2197/DR/551a/P1)
- Development Highways Statement (ref. ADC2197/RP/601/v1)

Reason: To clarify the permission and for the avoidance of doubt.



# West Northamptonshire Council

## Strategic Planning Committee

19 March 2024

### List of Public Speakers

Page No.	Application	Name	For/Against
15 - 56	<b>Agenda Item 5</b> 2023/7939/FULL  Market Walk Shopping Centre, Market Square Northampton, NN1 2DP  Castle	Clive Surman	Objector
		Amelia Robson Agent	In Support
57 - 92	<b>Agenda Item 6</b> 2023/6293/RM  Land at Norwood Farm, Sandy Lane, Harpole  Bugbrooke	Joney Ramirez, Agent	In Support
93 - 106	<b>Agenda Item 7</b> 2023/6485/MAR  Land at Norwood Farm, Sandy Lane, Harpole  Bugbrooke	None	

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