



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Tuesday 23 April 2024

Page	Title
(Pages 3 - 4)	Committee Updates

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West Northamptonshire Council

Addendum to Agenda Items
Strategic Planning Committee
23rd April 2024

APPLICATIONS FOR DETERMINATION

Agenda Item: 5

Application Reference: 2023/7757/MAF

Case Officer: Rebecca Grant

Address: Location: Land situated between Overstone Lane and The Avenue with further plot to South of The Avenue, Overstone

Amendments to proposed conditions:

Approved drawings – 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 – OVL-pHp-XX-XX-DR-A-4659-100-PL03
 Proposed Site Plan – OVL-pHp-XX-00-DR-A-4659-101PL03
 Level 00 Floor Plan – OVL-pHp-XX-00-DR-A-4659-150PL01
 Roof Plan – OVL-pHp-XX-00-DR-A-4659-151PL01
 Toilet Facilities Block – OVL-pHp-XX-00-DR-A-4659-152PL01
 GA Sections – Sheet 1 - OVL-pHp-XX-XX-DR-A-4659-400PL01
 GA Sections – Sheet 2 - OVL-pHp-XX-XX-DR-A-4659-401PL01
 Proposed Elevations - OVL-pHp-XX-XX-DR-A-4659-300PL01
 Elevations (coloured) - OVL-pHp-XX-XX-DR-A-4659-303PL01
 Proposed Levels Layout Sheet 1 - OVL-RGL-ZZ-XX-DR-D-101-0001 S2 P03
 Proposed Levels Layout Sheet 2 - OVL-RGL-ZZ-XX-DR-D-120-0001 S2 P02
 Proposed External Finishes Sheet 1 - OVL-RGL-ZZ-XX-DR-D-125-0001 S2 P02
 Proposed External Finishes Sheet 2 - OVL-RGL-ZZ-XX-DR-D-125-0002 S2 P02
 Tracking diagrams for car parking and servicing– 304248-SWH-ZZ-XX-DR-C-0700P02

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

Highways – Condition 13

Prior to first use of the school hereby approved, details of the following proposed highway mitigation measures shall be submitted to and approved in writing by the Local Planning Authority:

- School keep-clear zig-zag road markings to the school frontage
- An assessment of the need to provide a formal crossing facility on the spine road in the vicinity of the school including a design of the crossing

The approved mitigation measures, including the formal crossing as deemed necessary, shall be carried out prior to the first occupation of the school and retained thereafter.

Reason: In the interest of highway and pedestrian safety in accordance with Polices C1 and C2 of the West Northamptonshire Joint Core Strategy 2014.

Additional Conditions:

Landscaping – Condition 14

Notwithstanding the submitted Landscaping Plan - OVL-pHp-XX-XX-DR-A-4659-102PL01 and Specification Notes and Planting Schedule – 403, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include:

a) Details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc.)

b) Details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the near edge of any excavation.

Such details shall be provided prior to the development progressing above slab level. The approved scheme shall be implemented in accordance with the approved details by the end of the first planting season following the opening of the approved school.

Reason: In the interests of visual amenity of the area and in accordance with Policy ENV1 of the Daventry Local Plan Part 2.

Travel Plan – Condition 15

Notwithstanding the submitted details, prior to the opening of the approved school, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

Agenda Item: 6

Application Reference: 2023/7764/MAR

Case Officer: Rob Burton

Address: Overstone Leys, Overstone Lane, Overstone

No update.