



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 12 September 2023 at 2.00 pm.

Present:

Councillor Phil Bignell (Chair)
Councillor Kevin Parker (Vice-Chair)
Councillor Ann Addison
Councillor Alan Chantler
Councillor André González De Savage
Councillor Rosie Humphreys
Councillor David James
Councillor Charles Manners
Councillor Ken Pritchard
Councillor Bob Purser
Councillor Cathrine Russell
Councillor Danielle Stone

Also Present:

Paul Waterfield

Apologies for Absence:

Councillor Rosie Herring

Officers:

Katherine Hall, Head of Legal (Place)
James Rodger, Development Management Manager - Daventry & South Northants Area
Philip Donaldson, Development Management Engineer Highways
Michael Osman, Principal Planning Officer
Hayley Usher, Development Management Highways
Diana Davies, Democratic Services Officer

139. **Declarations of Interest**

There were no declarations of interest.

140. **Minutes**

The Committee were advised of a typographical error in minute reference 137, the word odor be corrected to odour.

Resolved: That, subject to the amendments above, the Minutes of the Strategic Planning Committee of 15 August 2023 be approved and signed as a correct record.

141. **Chair's Announcements**

Thanks were extended to Councillor Parker for acting as chair to the Strategic Planning Committee for three months.

A welcome was extended to the Highways Officers in attendance.

142. **WNS/2023/0007/MAF Northampton West Allocation N4: Comprising of New Roundabout Access from Roman Road and Northern Side Footpath Along Roman Road to Junction with New Sandy Lane**

The Principal Planning Officer outlined the information in the report and provided a presentation which included maps, plans, site layout and photographs to provide contextual information.

The Development Management Manager outlined the information in the written updates:

Amendments to the report included:

- Submitted plan omitted from list of drawings: New Roundabout Access from Roman Road and Northern Side Footpath Along - 332210790_700_001 A - Pavement and Paved Areas Sheet 1 of 2.pdf
- Condition 5 CEMP – Remove reference to Section 5 of the submitted Environmental Statement
- The applicants had advised that where Paragraph 7.3 suggested land in their control could deliver 500-600 dwellings that this was higher than was likely. That the forthcoming application would likely be for up to 450 dwellings.

In response to a late representation submitted it was considered that the infrastructure proposed would not significantly increase traffic flow. A full Transport Assessment would be carried out when an Outline application for the Davidsons site was presented.

Officers had considered the applicants request to omit conditions and exclude the requirement for a S.106 agreement. On balance, it was considered that a S.278 agreement would not fully cover any of the matters referred to in the planning conditions and that the development could not be looked at in isolation to the development of the wider SUE.

In response to members questions the Development Management Manager confirmed the applicant was Davidson Homes and that officers had welcomed the infrastructure application in advance of the development application.

Paul Waterfield, the applicant, addressed the Committee in support of the application and outlined the design and delivery of the application and the connectivity with proposed neighbouring sites.

In responses to members questions the applicant added:

- Provision would need to be made in a legal agreement to ensure connectivity of new and existing footpaths and the existing bridleway. The cycle way would connect to Sandy Lane cycle network.
- The S.278 agreement could address concerns regarding segregation of the footpath/cycleway, speed restriction of 30mph, and lighting at crossing points. Road safety audits would take place within the S.278 process, addressing issues relating to pedestrian safety and road safety.
- The biodiversity net loss on the infrastructure application would be taken into consideration and mitigation included within the future Outline application expected in relation to the related proposed housing development.
- Roman Road does not currently have parking restrictions
- The importance of the site as a gateway into Northampton was acknowledged.

In response to members questions, the Development Management Engineer Highways further advised:

- Temporary road works during the development would impact vehicle speeds. A reduction to the speed limit would be required on completion of the scheme.
- Car parking restrictions would be taken into consideration and conditioned when a detailed application was received for the adjacent development site.
- Preliminary design had been through a first stage road safety audit. The second stage audit would be undertaken when a detailed design had been provided.
- A number of matters raised by the committee including pedestrian safety and road safety would be addressed when the detailed design was provided.
- There would be a connectivity of footpaths throughout the site and the anticipated footfall and cyclist movements on the footpath/cycle way was not expected to be heavy.

In response to members questions, the Development Management Manager further advised:

- Highway safety was a material planning concern and parking and speed restrictions on Roman Road could be considered as a requirement of the planning process.
- A S.106 agreement would facilitate the timing and phasing of the site and ensure planning maintained an involvement alongside the S.278 requirements.

In response to members questions, the Solicitor advised that two legal agreements were proposed, S.278 and S.106 and further explained the context in how they applied in relation to the planning application. Highlighted the committee's discussions points as examples where further detailed discussion may necessitate a S.106 agreement.

During the course of the debate the Committee discussed:

- Illumination of both road and pathways.
- The perceived density of the future housing development.
- Pedestrian movement between sites.
- Forward plan for cycling and pedestrian access.
- Context in relation to the broader delivery of the site, for information.

- The necessity of including a S.106 agreement alongside a s278 highways agreement

In reaching its decision, the Committee considered the officer's report, presentation, representations and written updates.

Councillor Pritchard proposed the application be approved, subject to the inclusion of a condition to restrict the traffic speed on Roman Road, requirement for a S.106 agreement and a highways condition regarding road safety. The proposition was seconded by Councillor Gonzalez de Savage and on being put to the meeting was declared carried unanimously.

Resolved: That permission be granted subject to the conditions in the report and subject to:

1. The amendment of Condition 2 Approved Plans by the inclusion of the following drawing:
New Roundabout Access from Roman Road and Northern Side Footpath Along - 332210790_700_001 A - Pavement and Paved Areas Sheet 1 of 2.pdf; and
2. The amendment of Condition 5 CEMP by the removal of the reference to:
"Section 5 of the submitted Environmental Statement"

With delegated authority being given to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary by officers to ensure an appropriate legal agreement is in place for the delivery of the proposed development including highway works before a planning approval is issued but that the final content of the legal agreement be delegated to officers.

The meeting closed at 3.18 pm

Chair: _____

Date: _____