



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 21 November 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 Herring
Councillor Rosie Humphreys
Councillor David James
Councillor Charles Manners
Councillor Bob Purser
Councillor Cathrine Russell
Councillor Danielle Stone

Substitute Members:

Councillor Stephen Clarke

Also Present:

Ben Cook
Tom Nightingale

Apologies for Absence:

Councillor Ken Pritchard

Officers:

James Rodger, Interim Assistant Director - Planning and Development
Katherine Hall, Head of Legal Services - Place
Daniel Callis, Principal Planning Officer
Andrew Longbottom, Principal Planning Officer
Diana Davies, Democratic Services Officer

146. Declarations of Interest

There were no declarations of interest.

147. Minutes

The Committee were advised of a typographical error in minute reference 145, the name of the Ward Councillor to be corrected to read Councillor 'Daniel' Cribbin.

Resolved: That, subject to the amendment above, the Minutes of the Strategic Planning Committee of 17 October 2023 be approved and signed as a correct record.

148. **2023/5183/MAR Towcester Vale H9 London Road Towcester**

The Committee considered the resubmission of Reserved Matter Application for 26 units on parcel H9 (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS).

The Principal Planning Officer, Daniel Callis, outlined the information in the report and committee updates and provided a presentation which included maps, plans, site layout and photographs from various viewpoints to provide contextual information.

Ben Cook, the Agent, addressed the Committee in support of the application, highlighting the approval of the previous Outline and Reserved Matters planning applications. This application was for 26 dwellings on an allocated site. The design and layout of the site was in accordance with the Towcester Sustainable Urban Extension (SUE) Design Code and the West Northamptonshire Design Guide. He explained the findings of the building survey undertaken and the reason for the demolition of the stable. During his address it was also confirmed that the applicant would accept an additional condition to recess solar panels.

During the course of the debate the Committee discussed:

- Concern for the degree of variation required to the development application, due to the deterioration of the building since the original application had been approved
- The loss of a historical building which had historical international links, and it's connection to Towcester racecourse
- The classification of the building as a non-designated heritage asset
- The structural survey, the condition of the building and the merits for and against its retention in some form
- That the history of the building would be adequately promoted on the development site
- A concern that a detailed viability study had not been provided
- Representations made in objection to the application
- The lack of affordable housing
- The S.106 and the trigger points for delivery of key requirements for the SUE.
- The inclusion of a condition to install recessed solar panels to new dwellings

Councillor Chantler proposed the application be approved, subject to the inclusion of a condition to ensure that the PV solar panels would be flush fitting/integrated into the roof. The proposition was seconded by Councillor Parker and on being put to the meeting the vote was declared carried with 10 voting in favour and 3 against.

In reaching its decision, the Committee considered the case officer's report and presentation, the public representations and the Committee Updates.

Resolved: That permission be granted subject to the conditions as set out in the report and subject to the additional condition:

1. PV Solar Panels be flush fitting/integrated into the roof on new dwellings

With Delegated Authority being given to the Assistant Director - Planning and Development to approve any amendments to those conditions, as deemed necessary.

149. **WNN/2022/1391 Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ.**

The Committee considered the application for the reserved matters application of 273 dwellings that formed the second parcel of phase 1 of the development at Dallington Grange.

The Principal Planning Officer, Andrew Longbottom, outlined the information in the report and Committee Updates and provided a presentation which included maps, plans, site layout and photographs from various viewpoints to provide contextual information.

Tom Nightingale, the Applicant, addressed the Committee in support of the application and provided an overview of the benefit of proposed development. He indicated that the site was allocated for development under Policy N7 of the West Northamptonshire Joint Core Strategy, that a Design Code had been approved, the application would support the delivery of the north/west relief road, it would provide financial contributions via a S.106 Agreement and Community Infrastructure Levy (CIL) schedule and would deliver housing that would contribute to the Council's five year housing land supply.

During the course of the discussion and debate the Committee considered:

- The outline application, the relief road and the deficit of affordable housing. NBC housing trigger point and the flexibility to accelerate the delivery of the dwellings to meet the social need.
- The inherited outline application not according with current policies
- Parking provision on the development
- 16 Amp EV points for electric vehicles
- 10% of the housing met a mobility standard that ensured their adaptability for assisted living needs
- The roof tile palette and materials identified in the design code
- The energy efficiency and the provision of photovoltaic panels.

Action Point identified during Committee discussions: The Committee would like the delivery of affordable housing within the SUE to be actioned at the earliest opportunity. That the Chair to communicate the panels concerns to the Executive with a view to changing how the residents are being accommodated within West Northamptonshire. And to provide a response to Committee.

Councillor James proposed that the application be approved. The proposition was seconded by Councillor Chantler. The vote was declared carried with 9 voting in favour, 3 against and 1 abstention.

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

RESOLVED: That the Assistant Director for Planning and Development be given delegated authority to grant permission for the development and to approve any amendments to those conditions as deemed necessary.

150. **Urgent Business**

The Committee were advised that a Planning Appeal Hearing had commenced on the morning of 21 November 2023. And that the appeal related to Application number WNN/2021/0466, Land North of, Bedford Road, Northampton which was refused by the Strategic Planning Committee in December 2022.

The meeting closed at 4.05 pm

Chair: _____

Date: _____