



North Planning Committee

A meeting of the North Planning Committee will be held in the The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 7 February 2024 at 6.00 pm

Agenda

1.	Apologies for Absence and Appointment of Substitute Members
2.	Declarations of Interest Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	Minutes (Pages 5 - 22) To confirm the Minutes of the Meetings of the Committee held on 7 th June 2023, 4 th October 2023, and 10 th January 2024
4.	Chair's Announcements To receive communications from the Chair.
5.	Applications for Determination
a)	WNN/2023/0685 - Demolition of existing care home and construction of 18 dwellings comprising 2,3 and 4 bed and associated parking and landscaping. Ecton Brook House Care Home, Ecton Brook Road, Northampton (Pages 23 - 38)
b)	2023/7351/FULL - Application Proposal: Erection of 2 No. Industrial Units. The Beaver Centre, Great Central Way, Woodford Halse (Pages 39 - 52)
c)	WND/2022/0989 - Construction of Holiday let building and associated infrastructure. Land at Dodford Grange, Main Road, Dodford (Pages 53 - 66)
d)	2023/6454/MAF - The erection of retirement living apartments with associated

	access, car parking, landscaping, ancillary facilities and associated works. Former site of Vineyard Community Church, Warwick, Street, Daventry (Pages 67 - 92)
6.	Urgent Business The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.
7.	Exclusion of Public and Press In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"

Catherine Whitehead
Proper Officer
30 January 2024

North Planning Committee Members:

Councillor Jamie Lane (Chair)

Councillor Peter Matten (Vice-Chair)

Councillor Sally Beardsworth

Councillor Daniel Cribbin

Councillor Penelope Flavell

Councillor Rupert Frost

Councillor James Hill

Councillor Cecile Irving-Swift

Councillor Paul Joyce

Councillor Anna King

Councillor Cathrine Russell

Information about this Agenda

Apologies for Absence

Apologies for absence and the appointment of substitute Members should be notified to democraticservices@westnorthants.gov.uk prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Evacuation Procedure

If a continuous fire alarm sounds, you must evacuate the building via the nearest available fire exit. Members and visitors should proceed to the assembly area as directed by Democratic Services staff and await further instructions.

Access to Meetings

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named below, giving as much notice as possible before the meeting.

Mobile Phones

Please ensure that any device is switched to silent operation or switched off.

Arrangements for Speaking

It is necessary to register with Democratic Services no later than midday on the last working day before the Committee.

Speakers are required to indicate whether they will be speaking against or in support of an application.

Speakers may register by telephone, email, or by writing, using the contact details below.

Queries Regarding this Agenda

If you have any queries about this agenda, please contact Ed Bostock, Democratic Services via the following:

Tel: 07775036776

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
The Guildhall
St Giles Street
Northampton
NN1 1DE

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North Planning Committee

Minutes of a meeting of the North Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 7 June 2023 at 6.00 pm.

Present:

Councillor Jamie Lane (Chair)
 Councillor Peter Matten (Vice-Chair)
 Councillor Sally Beardsworth
 Councillor Daniel Cribbin
 Councillor Penelope Flavell
 Councillor James Hill
 Councillor Cecile Irving-Swift
 Councillor Cathrine Russell

Apologies for Absence:

Councillor Paul Joyce
 Councillor Anna King

In Attendance:

Councillor Rupert Frost

Officers:

Shaun Robson (Development Manager)
 Nicky Scaife (Development Management Team Leader)
 Oliver Billing (Senior Planning Officer)
 Erica Buchanan (Principal Planning Officer)
 Andrew Holden (Senior Planning Officer)
 Sukhjeevan Bains (Senior Planning Officer)
 Theresa Boyd (Planning Solicitor)
 Ed Bostock (Democratic Services Officer)

1. **Apologies for Absence and Appointment of Substitute Members**
2. **Declarations of Interest**

Councillor Irving-Swift advised of a predetermination in respect of item 7a as the call-in originator. She advised that she would speak on the item and leave the room for the remainder of the discussion and the vote.

3. **Minutes**

The Chair advised that there had been a correction to Daventry Local Area Planning Committee minutes, which had been circulated to members. It related to an application at 31 Kilsby Road and additional wording had been added to clarify comments made by the Development Manager.

The minutes of the meetings of the Northampton Local Area Planning Committee held on 4 April 2023 and the Daventry Local Area Planning Committee (as corrected) held on 10 May 2023 were agreed and signed by the Chair.

4. **Chair's Announcements**

None advised.

5. **Other Reports**

None.

6. **Council Applications**

None.

7. **Applications for Determination**

7.1 **WND/2022/0493 - Construction of single storey kitchen extension, two storey entrance and single storey extensions. Conversion of outbuilding to habitable space. Two front dormers on the principal elevation. The Roserie, 26 Westhorpe, Sibbertoft**

The Planning Officer presented the report to the Committee which sought approval for the construction of a single-storey kitchen extension, two-storey entrance and single storey extensions, conversion of an outbuilding to habitable space, and 2 front dormers on the principal elevation. Members' attention was drawn to the addendum which contained a revised Condition 3.

Councillor Irving-Swift addressed the Committee and spoke against the application. She thanked the applicant for reducing the scale of the initial proposal and voiced concern around the overbearing effect that the proposal would have on the neighbouring property.

Councillor Irving Swift left the room for the remainder of the item.

Matthew Roe, on behalf of residents of a neighbouring property, addressed the Committee and spoke against the application. He commented that his clients' property shared multiple party walls and boundaries with the application site; this relationship had not been properly communicated in any submitted plans. The existing site plan suggested that the south-eastern outbuilding and cottage were connected which was not the case; there was a gap allowing for access to the cottage. Evidence of this had previously been submitted to the Council on multiple occasions. Mr Roe's clients were concerned that any future repairs to their property that made use of the access would not be able to be carried out if the development went ahead.

Cindy Cade, a resident of a neighbouring property, addressed the Committee and spoke against the application. She commented that objections had not been

addressed by the applicant. Closest separation distance between her property and the application site was less than 20m. the proposal would result in increased overlooking into 3 of the bedrooms in Ms Cade's property, private balcony, and garden. She stated that the proposed flat roof dormers and modern materials were not in keeping with other properties in the area.

Roy Hammond, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He advised that the applicant had worked closely with the planning officer and amended the scheme to address concerns raised by neighbours; Mr Hammond did not agree that the proposal would result in an unacceptable loss of privacy or light, and also stated that there were examples of dormer windows in the local area and that one of the windows was accessible, in the event that roof repairs were required.

In response to questions to the officer, the Committee heard that the proposed removal of permitted development rights would ensure that the Council had control over any future changes to the property. The property was not in a conservation area or listed; the Conservation Officer had some design concerns which were taken into account by the planning officer, but the amended dormer designs were considered acceptable.

Councillor Hill proposed and Councillor Cribbin seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 6 votes for and 1 abstention.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons set out in the report and **the revised Condition 3** contained in the addendum.

Councillor Irving-Swift re-joined the meeting.

7.2 WND/2022/1129 - Demolition of stable building and construction of single dwelling including access. Land adj Royal Oak PH, Church Street, Naseby

The Planning Officer presented the report which sought approval for the demolition of a stable building and the construction of a single dwelling including access. The officer recommendation was for refusal, for reasons set out in the committee report.

Councillor Harris, as the call-in Member, addressed the Committee and spoke against the application. He agreed with the officer recommendation and urged the Committee to refuse the application.

Paul Reedman, Chairman of Naseby Parish Council, addressed the Committee and spoke against the application. He commented that while the Parish Council supported the officer recommendation to refuse the application, it disagreed with the Highways Officer's approval of the proposed access. Councillor Reedman noted that in relation to previous appeal decision relating to an application in the same location, a Highways Officer had written to the Inspector advising that a visibility display of 2.4m x 71m would be acceptable.

Simon Tindle, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He commented that the proposal was acceptable under Policy RA2 of the Daventry Local Plan part 2 due to the need for housing in the area and the report did not provide enough commentary around why the application did not meet the circumstances set out in the policy.

In response to questions, Mr Tindle advised that the applicant offered to attend a parish meeting to discuss their plans with the Parish Council, but the offer was declined.

Councillor Irving-Swift proposed and Councillor Beardsworth seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 8 votes for.

RESOLVED:

That the application be **REFUSED** for the reasons set out in the report.

7.3 WNN/2023/0297 - Change of Use from a residential dwelling (Use Class C3) to Children's home for up to 4 children aged 8-18 years (Use Class C2). Alterations to existing building to include enlargement of car parking area and improvement of turning circle / visibility splays, ground floor side and rear single storey extensions (side extension built over demolished conservatory), conversion of garage to office / utility / bathroom, first floor change from hipped roof to gable end roof to one end of the property to add new bedroom and stairs / landing / WC arrangement. 56 Greenhills Road, Northampton

The Planning Officer presented the report which sought approval for a change of use from a dwellinghouse to Children's Home for up to 4 children aged 8-18, including alterations to the existing building, including enlargement of the car parking area and improvement of turning circle/viability splays, ground floor side and rear single storey extensions, conversion of the garage to office/utility/bathroom, first floor change from hipped roof to gable end roof to one end of the property to add new bedroom and stairs/landing/WC arrangement. Members' attention was drawn to the addendum which contained a summary of additional representations received, and officer responses to them.

Councillor Rumens, as the Call-in Member, addressed the Committee and spoke against the application. He commented that the change of use was not appropriate in the proposed location. He voiced highways concerns around the increased use of the driveway and the loss of light to the neighbouring property that would be caused by the installation of the dormer window, and the potential increase in noise.

Scott Crowson, on behalf of a family member who neighboured the proposal, addressed the Committee and spoke against the application. He commented that the proposal was an overdevelopment; the garage conversion would cause a noise intrusion to the neighbouring property and the dormer would result in an unacceptable level of overlooking. Mr Crowson believed that the development would change the character of the area.

T D Brown, of a neighbouring property, addressed the Committee and spoke against the application. She commented that the proposed utility room would result in unacceptable overlooking into her property and the first-floor extension would result in loss of light to her kitchen. Ms Brown felt that a residential area was an inappropriate location for a business.

In response to questions, Ms Brown commented that other properties converted to children's homes experienced issues relating to noise.

Ashley Stokes, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He commented that the proposal would see the property's footprint increase by 25m² which did not constitute an overdevelopment of an individual site. The proposal would not result in overlooking into any neighbouring habitable rooms and Mr Stokes noted that Highways had not objected to the application, and he advised that the number of cars would be controlled, which was not the case for a private dwelling. Mr Stokes also stated that claims of increased crime in the area were unsupported.

In response to questions, Mr Stokes advised that the property struck a good balance between home and garden space and was in an ideal location, close to local amenities.

Hannah Farrell, the proposed Operations Manager for the site, addressed the Committee and spoke in favour of the application. She stated that the company ran a children's home nearby that had been approved for 5 children but had only ever housed 3; it was important that the children could live dynamically with each other. The company had an "outstanding" Ofsted rating and did not take violent children. She advised that there was a national shortage of these types of homes and that currently, children were being moved as far away as Scotland because there was nowhere suitable locally for them. Ms Farrell advised that the children in the company's other home had become part of the local community and hoped that the same would happen with the new home. She further advised that there would be 2 staff members on site at all times with changeovers taking place at 8am and 10pm, with managers visiting throughout the day.

In response to questions, Ms Farrell advised that while the approval being sought was for children aged 8-18, it was unlikely that the company would take on children older than around 14, since older teenagers would benefit more from semi-independent homes which the company did not provide. Children in the company's other house ranged from 8-13 years old.

The Planning Officer advised that while the property would be classed as a business, its impact would be similar to a family home. He advised that the conservatory was an existing extension to the property that was proposed to be replaced, and not a temporary building. He noted that each application was considered on its own merits and not automatically refused if it was above a certain size.

In response to questions to the officer, the Committee heard that there was scope for limited works to be carried out under permitted development currently.

Members discussed the report and made the following comments:

- There was a clear need for this type of development, and the Children's Trust were in support of the application.
- Traffic in the area was a problem and some members were concerned that a Highways officer had not visited the site.
- Members may struggle to find material reasons to refuse the application.

Councillor Flavell proposed and Councillor Russell seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 8 votes for.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

7.4 WNN/2023/0317 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 persons & rear ground floor extension. 12 Cedar Road, Northampton

Councillors Beardsworth and Flavell sat in the public gallery for this item and did not take part in the discussion or vote.

The Planning Officer presented the report which sought approval for a change of use from dwellinghouse to HMO for 5 people, and rear ground floor extension. No alterations to the front of the property were proposed. Internal layout changes were proposed, and all of the bedrooms would exceed minimum space standards. Cycle and refuse storage would be located to the rear of the property. No off-street parking was proposed, however the property was within close proximity to shopping facilities. Should the application be approved, the concentration of HMOs in a 50m radius would be 7.9%.

Councillor Z Smith, as a ward member for Abington and Phippsville, addressed the Committee and spoke against the application. She stated that consecutive HMOs in a street had a greater impact on neighbour amenity than those spread out and commented that "sustainable locations" were not alleviating parking demands in areas where HMOs were approved on this basis.

The Planning Officer advised that the Article 4 Direction put in place by the former Northampton Borough Council prevented property owners from converting houses to HMOs under permitted development rights.

Members discussed the report and commented that whilst there was some concern with having a row of consecutive HMOs, there were no material reasons to refuse the application.

Councillor Hill proposed and Councillor Matten seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 5 votes for and 1 abstention.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

Councillors Beardsworth and Flavell re-joined the meeting.

7.5 WNN/2023/0328 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4). 46 Brookland Road, Northampton

The Planning Officer presented the report which sought approval for a change of use from dwellinghouse to HMO for 5 occupants, with internal alterations. Members' attention was drawn to the addendum which contained additional neighbour representations and officer responses and a point of clarification to the report. All of the bedrooms would exceed minimum space standards, waste storage would be located in the front garden and cycle storage in the rear outbuilding. A condition had been suggested to restrict the use of the outbuilding to storage to prevent the creation of additional residential accommodation. Should the application be approved, the concentration of HMOs in a 50m radius would be 8.57%.

Councillor Z Smith, as a ward member for Abington and Phippsville, addressed the Committee and spoke against the application. She commented that the property was already being used as an unlicensed HMO and there had been a number of antisocial behaviour issues associated with it. She did not feel that the facilities within the property would be adequate. Councillor Z Smith highlighted comments made by Highways in relation to the lack of residual parking, notwithstanding the property's sustainable location.

Darren Burdock-Latter, a local resident, addressed the Committee and spoke against the application. He commented that only 1 neighbour was consulted by post. He acknowledged the need for this type of housing but suggested that its close proximity to other HMOs would have a negative impact on the area. Mr Burdock-Latter voiced concerns around parking, which would be exacerbated should the development go ahead. He suggested that the irregular layout of the property might pave the way for future increases in occupation, and also advised that the works being applied for had already been carried out.

In response to questions, Mr Burdock-Latter stated that he believed a neighbour had previously reported the property to the Council as an unlicensed HMO.

Jodie Newman, a local resident, addressed the Committee and spoke against the application. Ms Newman had previously been in contact with the local Environmental Protection Officer in regard to issues relating to the property. She advised that there was a proposal to install 3 EV parking on the street, which would worsen the existing parking problems. Ms Newman felt that the works to the property should not have been carried out until planning permission had been approved.

The Planning Officer advised that while the proposals were unorthodox, the facilities provided within the property would be in excess of minimum requirements. He further advised that the HMO concentration, if approved, would be below the 10% threshold. He advised that a site notice was displayed outside of the property, and that the Council's statutory obligation in terms of consultation had been met.

In response to questions, the Committee heard that the planning system allowed for retrospective applications. It was also explained, in relation to a question around AirBNB, that there were currently no policies in any of the legacy authority local plans pertaining to AirBNB properties.

Members discussed the application and made the following comments:

- It was concerning that the owner was allowed to run an unlicensed HMO for a year, causing distress to residents.
- Notwithstanding concerns raised by neighbours, there were not any material planning reasons to refuse the application.

Councillor Irving-Swift proposed and Councillor Hill seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 5 votes for and 3 abstentions.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

7.6 WNN/2023/0422 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants. 107 Birchfield Road, Northampton

The Planning Officer presented the report which sought approval for a change of use from dwellinghouse to HMO for 5 occupants, with internal alterations. The existing outbuilding would be used as cycle and refuse storage. The property sat within a sustainable location, close to shopping facilities and transport links, and should the application be approved, the concentration of HMOs in a 50m radius would be 3.6%.

Councillor Z Smith, as a ward member for Abington and Phippsville, addressed the Committee and spoke against the application. She noted comments in the report made by the Police in relation to the lack of parking in the area. She stated that more discussions needed to be had with the Planning Inspectorate in relation to well documented traffic/parking issues raised by the Council and its partners.

In response to a question in relation to the Police comments, it was explained that while all consultation responses were taken into account, more weight was given to the Council's HMO SPD which stated that an HMO must be in a sustainable location if it did not provide any parking; this property met the required tests, so the application was considered acceptable.

Members discussed the report and commented that a family with 2 adult children may have 4 or more vehicles; the problem was that Victorian terraced streets were not designed with cars in mind.

Councillor Hill proposed and Councillor Lane seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 6 votes for and 2 against.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

8. **Northampton Partnership Homes Applications**

None.

9. **Urgent Business**

None.

The meeting closed at 8.38 pm

Chair: _____

Date: _____

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**West
Northamptonshire
Council**

North Planning Committee

Minutes of a meeting of the North Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 4 October 2023 at 6.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Peter Matten (Vice-Chair)
Councillor Sally Beardsworth
Councillor Daniel Cribbin
Councillor Rupert Frost
Councillor James Hill
Councillor Cecile Irving-Swift
Councillor Paul Joyce

Apologies for Absence:

Councillor Cathrine Russell

Officers:

Shaun Robson (Development Manager)
Rebecca Bates (Planning Officer)
Erica Buchanan (Principal Planning Officer)
Eamon McDowell (Planning Officer)
Jonathan Moore (Senior Planning Officer)
Michael Osman (Principal Planning Officer)
Andy White (Planning Officer)
Katherine Hall (Head of Legal – Place)
Ed Bostock (Democratic Services Officer)

1. **Declarations of Interest**

None advised.

2. **Minutes**

The minutes of the meeting held on 7th June 2023 would be brought to the next meeting.

3. **Chair's Announcements**

The Chair advised that due to the high number of speakers registered under item 7d, this item would be considered first.

4. **Other Reports**

None.

5. **Council Applications**

None.

6. **Applications for Determination**

7. **WNN/2023/0476 - Conversion of dwelling (class C3) into 5 person house in multiple occupation and single storey rear extension. 73 Billing Road, Northampton**

The Senior Planning Officer presented the report which sought approval for the conversion of a dwellinghouse to 5 person HMO and single-storey rear extension. Members' attention was drawn to the addendum which contained an amended Condition 4. It was noted that the original submission was for an 8 person HMO, however following negotiations with the applicant, the number was reduced. 90 letters of objection had been received in respect of the application, and there were no objections from statutory consultees. Should the application be approved, the concentration of HMOs in a 50m radius would be 8.3%.

Belinda Kelly, a local resident, addressed the Committee and spoke against the application. She stated that as a heritage asset within a conservation area that the property should be retained and referenced paragraph 189 of the National Planning Policy Framework. She did not feel that the extension and conversion of the property was acceptable and stated that in relation to parking, the Council's HMO SPD had been dispensed in favour of anecdotal evidence. She also felt that no consideration had been given to the Billing Road Conservation Area.

In response to questions, the Development Manager confirmed that plans, photographs and other materials/documents could not be circulated at committee but could be submitted as part of the existing consultation arrangements.

Councillor Z Smith, in her capacity as a Ward Councillor for Abington and Phippsville, addressed the Committee and spoke against the application. She asked the Committee to consider that the Planning Inspector had previously upheld Committee refusals on Conservation Area grounds and voiced concern around the impact on highways and residential amenity, and the issues associated with transient populations.

The Development Manager noted that the Planning Inspector had overturned 3 Committee refusals on parking grounds in recent months.

Councillor Purser, in his capacity as a Ward Councillor for Abington and Phippsville, addressed the Committee and spoke against the application. He highlighted the significant levels of concern the proposal was having on local residents and the proposal's impact on the Conservation Area. He also noted the referral of the property to Planning Enforcement and questioned whether the Committee should be making a decision where enforcement was taking place. Councillor Purser also pointed out that the property would not be providing sufficient parking as described in the Council's HMO SPD.

In response to a question, Councillor Purser stated that parking issues were exacerbated in this instance due to the proximity of the nearby hospital and school.

The Development Manager confirmed that enforcement was in relation to pointing of the property; the investigation would continue regardless of the outcome of this application.

Matt Collerson, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He commented that the property would be finished to a high quality and well managed, and likely to be lived in by healthcare professionals. He noted that the concentration of HMOs would be under the Council's 10% threshold if the application was approved, and that the application complied with all of the relevant policies. Mr Collerson further noted that Highways had not objected to the application due to the property's sustainable location and that, notwithstanding comments from the Conservation Officer, there were no objections from any other statutory consultees.

In response to questions, Mr Collerson advised that the project manager had been in contact with a number of neighbours and understood their concerns but felt that the issues highlighted related more to 2 or 3 bed homes that were converted to HMOs. He explained that since there was no increase in parking demand, a parking beat survey was not required.

Members discussed the report and made the following comments:

- Residents' concerns were acknowledged; however, the concentration would be below the Council's 10% threshold if approved.
- The apparent lack of consultation with residents was concerning.
- The applicant seemed to have contempt for the Conservation Area by not treating the exterior as it should be, so Members questioned their propriety as a future landlord.
- It was suggested that Highways had not objected to the application because they may not have visited the site.

Councillor Matten proposed and Councillor Irving-Swift seconded that the officer recommendation be agreed. The vote was lost with 2 votes for and 6 against.

Councillor Hill proposed and Councillor Cribbin seconded that the application be refused on conservation and highways grounds. The vote was carried with 7 votes for and 1 against.

RESOLVED:

That the application be **REFUSED** due to the impact on the Conservation Area, specifically due to the transient nature of the proposed use and intensity of development in this prominent Conservation Area, the proposal would fail to preserve or enhance the appearance or character of the Billing Road Conservation, parking due to the increased demand for parking and is located more than 400m from a town centre or local centre and conflict with the Council's policy due to the increased effect on residential amenity and living conditions of adjacent buildings detrimental to this established residential location.

8. **WND/2022/1026 - Reserved matters application (appearance, landscaping, layout, scale) for construction of 68 dwellings, associated access routes, landscaping, open space and drainage pursuant to outline approval DA/2019/0750 (Phase 1b). Land at Malabar Farm. Staverton Road. Daventry**

The Principal Planning Officer presented the report which sought approval of a reserved matters application for the construction of 68 dwellings, associated access routes, landscaping, open space and drainage. Members' attention was drawn to the addendum which contained revisions to plan numbers in Condition 1.

Frances Keenan, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. She commented that 27 of the proposed properties would be affordable. The application followed established parameters regarding land use, movement, building height and green infrastructure, which were established through the 2021 outline consent. Layout and detailed design elements accorded with the design code which was approved by the Strategic Planning Committee in July 2022. Resident parking was planned in a series of formal parking courts concealed from the spine road and planned to receive maximum surveillance, and the layout of properties was designed to ensure the privacy of future occupants. The properties would all be built to national space standards and provided the legally required level of accessible, adaptable and wheelchair user accommodation, and meet the required higher water efficiency of 110 litres per person per day. All houses would be highly efficient and in excess of the 2022 Regulations, and EV charging points fitted at the time of completion. Objections received during the consultation phase had been addressed through revisions to the design, including the objections from Highways.

In response to questions, the Committee heard that the bricks used throughout the development would be similar to those previously used; they had been approved by the case officer. Insulation levels and solar efficiency fell under the remit of Building Regulations. The levels of affordable accommodation were 25% across the entire site and 40% across the application site, phase b1. The Committee also heard in relation to paragraph 7.13 of the report, due to the design of the proposal, deviation of the design code had been agreed by Highways in this instance only.

Members discussed the report.

Councillor Hill proposed and Councillor Irving-Swift seconded that the officer recommendation be agreed. The recommendation was put to a vote and declared carried with 7 votes for and 1 against.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

9. **WND/2022/0930 - Demolition of existing commercial buildings and construction of single dwelling (resubmission). Workshop and Premises East Haddon Road. Great Brington. Daventry**

The Principal Planning Officer presented the report which sought approval for a change of use of existing land for the construction of a single dwelling, including the demolition of existing commercial buildings. This was a resubmission of a previously withdrawn application to address concerns raised by consultees.

Andy Lord, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He noted that there were no objections from Heritage, Highways, or Ecology officers. The proposal presented the opportunity to remove an incongruous but lawful commercial use in the open countryside which was visually harmful with a single dwelling of a similar footprint to the existing building. Mr Lord further noted that concerns from Brington Parish Council had been addressed in the report and stated that regarding future development, ultimate protection lay with WNC, as noted by the Heritage Officer in the report.

In response to questions, the Committee heard that the original application was for a larger dwelling with more overt detailing; the scale had been reduced along with the ridge height, and a 3-storey car block replaced with a more discreet garage. Permitted development rights would also be removed if the application was approved. It would be difficult to add condition requiring that TPOs be added to the existing poplar trees; this would require a separate order and could not be made a requirement of this application.

Members discussed the report and made the following comments:

- The proposal was a vast improvement on what was there currently.
- Members were pleased with how the applicant changed the application based on communication with the Council.

Councillor Irving-Swift proposed and Councillor Hill seconded that the officer recommendation be agreed. The recommendation was put to a vote and declared carried with 7 votes for and 1 against.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

10. **WNN/2023/0085 - New bungalow. 266A Main Road Duston Northampton NN5 6PP**

The Planning Officer presented the report which sought approval for the erection of a new bungalow to the rear garden of 266A Main Road, Duston.

Michael Megeary, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He stated that the proposal was fully supported by officers and that there were no objections from statutory consultees, except for Duston Parish Council, whose concerns included the driveway; however, Mr Megeary noted that the driveway had existed without issue for a number of years. He also advised that the applicant intended on retaining the trees on site.

Members discussed the report.

Councillor Irving-Swift proposed and Councillor Beardsworth seconded that the officer recommendation be agreed. The recommendations were put to a vote and declared carried with 8 votes for.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

11. **2023/6001/FULL - Alterations and Single Storey rear extension Internal re-modelling and Refurbishments. New Rooflights in Existing Roof. Oak Frame Car Shelter to Front Forecourt. Mountfield. High Street. Culworth. West Northamptonshire OX17 2BE**

The Planning Officer presented the report which sought approval for external and internal alterations, a single storey rear extension, internal re-modelling and refurbishments, new rooflights in the existing roof, and oak frame car shelter to the front forecourt.

In response to questions, the Committee heard that as part of a previous application, some maintenance works were carried out on the trees to the front of the property; the majority of the trees would be retained.

Members discussed the report.

Councillor Frost proposed and Councillor Hill seconded that the officer recommendation be agreed. The recommendation was put to a vote and declared carried with 8 votes for.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

12. **WND/2022/0968 - Demolition of existing dwelling construction of 4 detached dwellings with associated access and parking. Cypress View. 20 Brington Road. Long Buckby**

The Planning Officer presented the report which sought approval for the demolition of the existing dwelling and construction of 4 detached dwellings, carports, new access and associated works. The number of dwellings had been reduced from 5 to 4 following consultation with officers. There were no objections to the scheme from Highways or the Conservation or Tree Officers.

Miranda Rogers, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. She advised that advice had been sought from Highways and acted upon, and that the proposal had been modified following talks with the Conservation Officer. She advised that the development was low-density and

materials were in keeping with those used nearby. Parking would be located behind the properties and proposed visitor parking exceeded the minimum requirements.

In response to a question, the Committee heard that the number of proposed dwellings was reduced to ensure there was sufficient separation distance between properties.

Members discussed the report.

Councillor Irving-Swift proposed and Councillor Cribbin seconded that the officer recommendation be agreed. The recommendation was put to a vote and declared carried with 8 votes for.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

13. **Northampton Partnership Homes Applications**

None.

14. **Urgent Business**

None advised.

The meeting closed at 8.23 pm

Chair: _____

Date: _____

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Planning Committee Report

Application Number: WNN/2023/0685

Location: Ecton Brook House Care Home
Ecton Brook Road
Northampton
Northamptonshire
NN3 5EN

Development: Demolition of existing Care Home building and construction of 18no new Dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping

Applicant: Northampton Partnership Homes

Agent: APC Planning

Case Officer: Jonathan Moore

Ward: Billing and Rectory Farm Unitary Ward

Reason for Referral: Major application

Committee Date: 7th February 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

Proposal

Full planning permission is sought for the demolition of existing care home building and construction of 18no new Dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping. The mix of housing is as follows:

2 bedroom- 10 units
3 bedroom- 6 units
4 bedroom- 2 units

The proposal comprises two storey terraced dwellings with solar panels in their roof slopes. The proposed dwellings would be built in brick and render to the walls with slate roofs. The application also proposes cycle and bin stores associated with the development. There would be a total number of 37 off road parking spaces provided. A number of trees in the site boundary are marked for removal and some for retention.

Consultations

The following consultees have raised **no objections** to the application:

- Housing Strategy
- Highways
- Environmental Health
- Ecology
- Trees
- Lead Local Flood Authority (LLFA)
- Anglian Water
- Environment Agency
- Northamptonshire Police
- Developer Contributions
- Construction Futures

No neighbour comments have been received to the proposal.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan (Part 2) and Joint Core Strategy for West Northamptonshire and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Housing Mix
- Impact on appearance and character of area
- Amenity of future occupiers
- Neighbour effects
- Parking and Highways
- Security
- Drainage and Flood Risk
- Trees
- Landscaping
- Ecology
- Financial considerations

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is a vacant brick built care home that has been empty for over 6 years. The care home provided assisted living for up to 46 elderly residents and had been in operation since the 1970s to 2016.
- 1.2 It is located in the centre of an established residential area in the outskirts of Northampton and is close to a number of local commercial uses including doctor surgery, pharmacy, post office, public house, community centre, school and convenience shop.
- 1.3 The surrounding residential properties include flats /dwellings. There is an existing large car park adjacent accessed off Ecton Brook Road that serves the local amenities. The site is a low risk flood zone as defined by the Environment Agency Flood Maps. The site is not in a conservation area or close to any listed buildings. The site measures approximately 0.4 hectares in area.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Full planning permission is sought for the demolition of existing care home building and construction of 18no new affordable dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping. The mix of housing is 10 2 beds, 6 4 beds and 2 4 bed dwellings.
- 2.2 The proposal includes mainly two storey terraced dwellings with solar panels in their roof slopes. The car park would be sited to the east and south east of the main layout accessed off Ecton Brook Road and provide a total of 37 parking spaces. Bin and cycle stores would also be provided in the curtilage of the sites. A number of trees are marked for removal with other indicated as retained within the site boundary line.
- 2.3 The application has been accompanied with the following reports:
- Geo-environmental and technical Investigation reports
 - Outdoor Lighting Report
 - Flood Risk Assessment
 - Noise Assessment
 - Transport Statement
 - Arboricultural Impact Report
 - Ecological Report

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history directly relevant to the proposal

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1)

Policy H1 – Housing Design, Density and Mix
Policy H2 – Affordable housing
Policy H4 – Sustainable Housing
Policy H5 – Managing housing stock
Policy S1 – Distribution of development
Policy S3 – Scale and Distribution of housing development
Policy S10 – Sustainable Development Principles
Policy S7 – Provision of jobs
Policy BN2 – Biodiversity
Policy BN3 – Woodland enhancement and creation
Policy BN7 – Flood Risk
Policy BN9 – Planning and Pollution Control
Policy C2 – New developments
Policy N1 – Regeneration of Northampton

Northampton Local Plan Part 2 – adopted March 2023

Policy SD1 – Presumption in favour of sustainable development
Policy Q1 – Place making and design
Policy Q2 – Amenity and Layout
Policy Q3 – Sustainable Design
Policy Q5 – Flood risk and water management
Policy RS2 – Regeneration in town centre
Policy H01 – Residential and other residential led allocation
Policy H02 – Type and mix of housing
Policy IFS 1 – Infrastructure provision
Policy M01 – Sustainable Travel
Policy M02 – Highway safety/ network
Policy M04 – Parking standards
Policy ENV4 – Nature Conservation

Material Considerations

National Planning Policy Framework (NPPF) (2023)

- Paragraph 96 Safe communities
- Paragraph 108 Sustainable travel
- Paragraph 114 Safe access for all
- Paragraph 123 Effective use of land
- Paragraph 135 Amenity and design
- Paragraph 136 Trees
- Paragraph 159 Climate change/ flooding

Northampton Parking Standards Supplementary Planning Document

Northamptonshire Parking Standards

Planning Out Crime SPG

SPD Planning Obligations

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Comment
Housing Strategy	<p>No objection to house types and mix.</p> <p>The NPPF states that affordable housing should be sought from developments of 10 or more dwellings. Within the Northampton Related Development Area policy H2 of the West Northamptonshire Joint Core Strategy (JCS) requires 35% of new dwellings to be affordable. The application form indicates that all 18 dwellings are proposed at social, affordable or intermediate Rent and would meet this policy requirement. Northampton's Interim Affordable Housing Statement (IAHS) explained that the Council will seek to provide the following tenure split; 70% social rented provision and 30% other affordable routes to home ownership. In accordance with the NPPF, at least 10% of the total number of homes should be available for low-cost home ownership.</p> <p>Proposals for 10 or more dwellings should demonstrate how the mix of tenure type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand. The application form submitted with this proposal indicates that all the properties are intended as rented accommodation. As the proposal does not contain any low-cost home ownership provision, the intended scheme is not policy compliant.</p> <p>The applicant has provided an explanation as to why it is not appropriate to provide these in this instance. The mix has been considered and while noted that it is not policy compliant have considered the applicant's reasoned justification and are not raising concerns in this instance.</p>
Highways	No objection subject to condition that development is laid out in accordance with approved layout plan, comment on section 278 works.
Environmental Health	No objection, noise report to be implemented in accordance with recommendations set down in the assessment, consideration to be given to securing CEMP condition and contamination condition.
Ecology	No comments received, see appraisal below.
Lead Local Flood Authority	No objection – advise that the information provides is satisfactory to demonstrate that the proposed surface water drainage scheme may adequately manage flood risk in accordance with Policy BN7 of the JCS and recommend 3

	planning conditions are secured on the grant of permission.
Anglian Water	No objection to amended details Sewers under the site may need diverted under Section 185 of the Water Industry Act that should be brought to the developer's attention.
Environment Agency	No comments received.
Police	No issues, pleased to note that most of earlier comments have been included in revised plans.
Development Management	Contribution required for Early Year education, secondary education and Libraries.
Construction Futures	No comments to make.
Arboriculture Officer	No comments received, see appraisal below.
White Land Strategies	The proposal is for residential development with very high build costs. As a result, the scheme would be unviable unless the applicant can demonstrate that the build costs are more realistic, as it stands a legal agreement is necessary to make the scheme acceptable.

6 RESPONSE TO PUBLICITY

6.1 There have been no neighbour comments received to the application.

7 APPRAISAL

Principle of residential development

7.1 The proposed development would create 18 no. units of affordable residential accommodation within a sustainable location /established residential area in the suburbs of Northampton on previously developed land. The authority is currently unable to demonstrate a five-year housing land supply. The development proposal would make a contribution to addressing this continuing need, which is considered to be of benefit. For these reasons, the proposal is considered acceptable in principle providing much needed affordable housing on a prominent site.

Housing Mix

7.2 The proposed development is comprised of a mix of two, three and four bed dwellings. The properties which surround the site predominantly comprise mainly attached/terraced housing and residential flats.

7.3 The NPPF states that affordable housing should be sought from developments of 10 or more dwellings. Within the Northampton Related Development Area Policy H2 of the West Northamptonshire Joint Core Strategy (JCS) requires 35% of new dwellings to be affordable. The application form indicates that all 18 dwellings are proposed at social, affordable or intermediate Rent and would meet this policy requirement.

Northampton's Interim Affordable Housing Statement (IAHS) explains that the Council will seek to provide the following tenure split; 70% social rented provision and 30% other affordable routes to home ownership. In accordance with the NPPF, at least 10% of the total number of homes should be available for low-cost home ownership

- 7.4 Proposals for 10 or more dwellings should demonstrate how the mix of tenure type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand. The application submitted indicates that all the properties are intended as rented accommodation. As the proposal does not contain any low-cost home ownership provision, the intended scheme is not policy compliant. The applicant has provided an explanation as to why it is not appropriate to provide these in this instance. The mix has been considered by Housing Strategy and compliant have considered the applicant's reasoned justification and are not raising concerns in this instance. The properties would be Council housing.

Impact on the appearance and character of the area

- 7.5 Any development must be designed to a high standard to accord with the aims of Paragraph 135 of the NPPF, Policy S10 of the JCS and Q1 of the Northampton Local Plan Part 2. The NPPF cites that Planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 7.6 Being quite prominently sited in the centre of a residential setting with a large number of surrounding properties in close proximity the design must be to a high standard. In this instance, the proposed development which would be 2 storeys would be of comparable height and scale to many of the surrounding residences, the proposed materials are considered acceptable which can be conditioned on any grant of planning permission to ensure an acceptable external appearance of built form to accord with Policy S10 of the JCS and Q1 of Local Plan Part 2. The existing building is in a reasonably run down state and therefore there are no objections to its demolition on visual grounds as the proposal would serve to create an improvement. In terms of the actual urban design, the proposed layout is considered acceptable.

Amenity of future occupiers

- 7.7 The NPPF advises that good design is a key aspect of sustainable development and the need to ensure that new development provides a high standard of amenity for existing and future users. These aims are reiterated in Policy H1, criterion f) of the West Northamptonshire Joint Core Strategy which states that, amongst other considerations, housing development will be expected to have regard to the living conditions provided for future residents.
- 7.8 Each dwelling should provide adequate space, natural light and outlook for future occupants, such that it would provide an appropriate level of amenity for proposed occupiers.

- 7.9 Turning to space standards, the minimum recommended space for a 1-bedroom dwelling for 1 person is 37 square metres and a 2-bedroom dwelling for up to 3 people is 61 square metres in the NDSS. The government has published the National Design Guide, which states in Paragraph 126 that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes...'. It also states that Local Plans may adopt the Nationally Described Space Standards in order to ensure occupants of proposed dwellings have suitable levels of internal space. It is acknowledged that the Council has not adopted the NDSS however, though they can however be used as a useful guide to help assess levels of residential amenity.
- 7.10 The proposed units are considered to be an appropriate size conducive to good levels of amenity. The location of bin storage and private back gardens is indicated on the plans is considered acceptable and refuse can be secured by condition. Environmental Health have no objections in relation to adjacent commercial uses and conditions can be attached in terms of noise being carried out in line with the submitted assessment, CEMP and bin stores. Boundary treatment is to be secured by condition in the interests of privacy and security prior to occupation.

Neighbour amenity

- 7.11 Policy H1 of the JCS seeks to protect privacy, light and outlook of nearby occupiers and this is also reflected in Policy Q2 of the Local Plan. The site is surrounded on most sides by residential properties providing an existing mix of two and three storey dwellings and flats. The eastern side is bound by commercial uses in the form of some retail units.
- 7.12 Sufficient separation would exist between proposed and existing properties and also proposed back to back distances are acceptable in meeting Council Residential Design Standards. Even though Northampton does not have standards in the form of a New Build Residential Design Guide, guidance can be taken from the Residential Extensions and Alterations Design Guide 2011 as a tool in assessing privacy and neighbour amenity. This view has been adopted by recent appeal decisions for residential development in the town.
- 7.13 Due to relationships involved it is considered there would be reasonably limited impact upon light, privacy, outlook and overbearing between units and between proposed and existing buildings. There have been no neighbour objections to the application. For this reason a refusal is not justified on neighbour amenity grounds. The proposal complies with the NPPF and Policy H1 of the JCS.

Parking and Highways

- 7.14 Owing to the sustainable location of the development, it is considered that the proposal would not result in any harm to the traffic system and no objections have been received from the Highway Authority in this regard. Whilst parking provision is proposed, the site is located within a sustainable location, surrounded by local facilities and other public transport options within walking distance namely bus stops. Furthermore, the proposal would offer onsite cycle storage provision for resident's use which offers a further, sustainable transport option which is supported. Such provision can be secured by planning condition. On this basis, it is considered that the proposal is acceptable addition in this regard. The condition required by Highways would be dealt with through the section 278 submission.

Security and Crime Prevention

- 7.15 Northamptonshire Police raise no objection to the amended layout in security terms, a condition for boundary treatment and lighting to be secured on any grant of permission. The proposal is therefore considered to comply with the Planning out Crime SPG and Policy S10 of the Joint Core Strategy given that there would be adequate natural surveillance from the proposed dwellings.

Drainage and Flood Risk

- 7.16 Although the site is in a low-risk flood zone it is a major development proposal, were officers would expect an appropriate standard of drainage strategy to be submitted. Anglian Water raise no objection. In terms of the Lead Local Flood Authority, they also raise no objection and comment that the proposal accords with Policy BN7 of the JCS subject to drainage conditions being secured on any permission.

Trees and Landscaping

- 7.17 The applicant has submitted a Tree Report with their application that earmarks trees for retention and removal. None of the trees on site or close by are protected or are worthy of tree preservation orders. New tree planting would ensure that the development assimilates with the surroundings. This accords with Policy BN3 of the JCS and aims of the NPPF.

Ecology and Biodiversity

- 7.18 The applicant has submitted an Ecology/ Bat Report with their application. The contents have received assessment and it is considered that the conclusions are reasonable. The report concludes that a recommendation be that bat and bird boxes be included in the development which can be agreed by condition in line with Policy BN2 of the JCS. The applicant has provided some details of such boxes however further details are required in terms of precise siting and design.

Other issues

- 7.19 Environmental Health recommend a condition for contamination and this would be secured on any grant of planning permission in line with Policies S10 and BN9 of the JCS.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is payable normally on a development of this size however as the proposal is for affordable housing the development is exempt from such payment.
- 8.2 Regarding viability, the applicant has submitted a report for consideration by the Council's External surveyor. The proposal would result in excessively high build costs and therefore would not be viable.

9 PLANNING BALANCE AND CONCLUSION

Given that the proposal is on a brownfield site in a residential location and would contribute to 5 Year Land Supply, the principle of development is considered acceptable in land use and policy planning terms. In addition, the site is sustainable in location and due to the proposed design, layout, siting and access and parking the

proposal complies to local and national policy and is recommended for approval with the conditions as below:

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. 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: N474/001, 002A1 011, 003, 004, 005, 006, 012B, 013, 7001-BCL/XX/XX/DR/C/0075/P2, 0050/P2, 0040/P2, 0010/P2, SHC/001, 7001/2

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

CEMP

3. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction. The CEMP shall include:
 - a. Dates, days and times of construction process commencing and ending
 - b. Types of construction traffic using the site
 - c. Methods of securing the site during construction
 - d. Wheel cleaning facilities to be provided
 - e. Detailed health and safety procedures during construction
 - f. Contact details of the contractor and builders
 - g. Details of any temporary access arrangements
 - h. Details of site supervision
 - i. Evidence that the applicant has written to neighbouring uses informing them of the above
 - i. measures to control noise from activities and machinery
 - ii. the parking and turning of vehicles of site operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
 - ix. measures to control overspill of light from security lighting.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy

Contamination

4. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Drainage conditions

5. No development shall commence on this site until such a time as the developer has provided further justification and explanation as to how and where SuDS will be used on this site. The following should be clarified:
- Justification as to why the only option used is an underground attenuation tank when other options of SuDS are considered suitable within Appendix H within 7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment, such as porous paving and where these are accommodated within the Proposed Site Layout within Appendix C of 7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment.

All subsequent discharge of conditions applications shall be accompanied by an updated Flood Risk Assessment, which includes a statement of compliance with the approved Flood Risk Assessment (7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment, BCAL Consulting, 23rd March 2023/7th June 2023, Rev. 2) The updated strategy shall include full drainage details, including justification of the use of SuDS.

Reason: In order to ensure that the drainage scheme is implemented in accordance with the approved details, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Drainage

6. No above ground development shall commence until a whole-life maintenance plan, that has a detailed scheme for the ownership and whole life maintenance for every element of the surface water drainage system proposed, is submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The whole life maintenance plan shall be carried out in full thereafter. The maintenance plan shall include the following information:
- Details of the organisation or body responsible for adopting and maintaining individual aspects of the drainage system.

- The maintenance and adoption proposal for every element of the surface water drainage system proposed on the site for the lifetime of the development.
- A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used, including details of expected design life of all assets with a schedule of when replacement assets may be required.
- Cross sections of the hydro-brakes to be implemented in the surface water drainage system.

Reason: To ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

7. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy (7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment) has been prepared by a suitably qualified drainage engineer and approved in writing by the Local Planning Authority. The report shall include:
- i) An agreement between the receiving authorities (Anglian Water) and the developer, serving under Section 106 of the Water Industry Act 1991.

Reason: In the interests of flood risk to accord with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Materials

8. The materials shall be implemented as per the approved drawings unless otherwise varied by the LPA during the construction process.

Reason: In the interests of visual amenity to comply with Policy Q1 of the Northampton Local Plan Part 2

Noise

9. The development shall be fully implemented in accordance with the Noise assessment by Noise Air dated 24 July 2023 and shall be retained as such throughout the lifetime of the development.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise, avoid conflicts with existing business that may generate some noise, and to comply with advice in the National Planning Policy Framework, Planning Practice Guidance on Noise, and Policies BN9 and S10 of the West Northamptonshire Joint Core Strategy 2014.

Trees

10. Tree protection and arboricultural measures shall be implemented in full accordance with the approved Tree Assessment by MacIntyre Trees.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies Q1 of the Northampton Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

Solar panels

11. Prior to the occupation of each individual dwelling, the dwelling shall be provided with solar PV in accordance with a scheme which shall firstly be submitted to and approved in writing by the Local Planning Authority.

Reason: To support the delivery of renewable and low carbon energy in accordance with Government guidance contained within the National Planning Policy Framework.

Security

12. Notwithstanding the submitted details and prior to first occupation, further details and confirmation of external lighting and precise design of all boundary treatments shall be submitted to and approved in writing and implemented in accordance with the agreed details and retained thereafter.

Reason: In the interests of security to comply with Policy S10 of the West Northamptonshire Joint Core Strategy.

Bin storage

13. Refuse storage shall be implemented in accordance with the approved plans prior to first occupation and retained as such throughout the lifetime of the development.

Reason: In the interests of residential amenity to comply with Policy H1 of the West Northamptonshire Joint Core Strategy.

Cycles

14. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with the approved details. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

PD Rights

15. Notwithstanding the provisions of Classes [A-D (inc)] of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no [further] enlargement or alteration to any dwelling house shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason: Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed

EV charging

16. Prior to first occupation, full details on a revised plan showing the local and design of electric vehicle charging points shall be submitted for approval in writing and implemented in accordance with the agreed details and retained thereafter.

Reason: In the interests of sustainable development to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

Bat and Bird Boxes

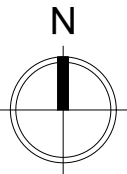
17. Notwithstanding the submitted plan and prior to first occupation, details of location and specification of bird and bat boxes shall be submitted for approval in writing in accordance with the recommendations laid out in the submitted Bat survey report prepared by Elite Ecology dated September 2023 and shall be retained throughout the lifetime of the development

Reason: To ensure sound ecological practice to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy.

Parking

18. The parking spaces indicated on the approved site plan shall be laid out prior to first occupation and retained throughout the lifetime of the approved development.

Reason: In the interests of highway safety to accord with the aims of the NPPF.



PLANNING

CLIENT
NORTHAMPTON PARTNERSHIP HOMES (NPH)
DRAWING TITLE
LOCATION PLAN
DETAIL
Land off Ecton Brook Rd
Northampton
NN3 5EN



Burlington House
Wellingborough Road,
Northampton NN1 4EU
Tel: 01604 619927
Fax: 01604 230746

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Planning Committee Report

Application Number: 2023/7351/FULL

Location: The Beaver Centre Great Central Way Woodford Halse
NN11 3DP

Development: Erection of 2No. Industrial Units (Use Class B2 General Industrial)

Applicant: Charlton Haynes Ltd

Agent: Kedd Limited

Case Officer: Oliver Billing

Ward: Woodford & Weedon Ward

Reason for Referral: Called in by Cllr Rupert Frost on highway grounds, specifically the traffic increase onto the Byfield Road and Preston Capes Road and the potential loss of parking at the industrial estate.

Committee Date: 7th February 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

Proposal

Erection of 2No. Industrial Units (Use Class B2 General Industrial)

Consultations

The following consultees have raised **objections** to the application:

- Parish Council

The following consultees have raised **no objections** to the application:

- WNC Highways,
- WNC Environmental Health,
- WNC Landscape Officer,
- Local Lead Flood Authority (LLFA) (responded but provided no comments as the remit of the LLFA does not cover minor developments).

Three letters of objection have been received and zero letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development,
- Highway safety, access and parking,
- Design and the impact on the character and appearance of the surrounding area/landscape, and
- Impact on neighbouring amenity.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises part of an existing industrial estate known as 'The Beaver Centre' located in Woodford Halse. The area for the proposed units is to the southwest corner of The Beaver Centre in an area currently used for overflow parking, which is adjacent to the existing industrial units. The Beaver Centre comprises 14 existing units of equal size (131.5m² each) formed across two linear blocks with an access road that runs through the middle. The northern block comprises eight units and the southern block has six units. Each unit has private pedestrian access and parking at the front (2 formal spaces per unit and 1 informal space per unit).
- 1.2 The Beaver Centre is located within a wider industrial setting to the north of the settlements of Woodford Halse and Hinton, with further industrial/commercial units to the north accessed off Great Central Way. To the east is Great Central Way accessed off Byfield Road. To the south, both within the site boundary and beyond is a linear tree/grass belt with a raised bund. To the west is a residential estate beyond a hedgerow, which forms the western boundary of the site.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for the construction of two additional industrial units (B2 General Industrial Use) immediately adjacent to the existing units at The Beaver Centre and the western end of the southern block.
- 2.2 Both units have an internal floorspace of 131.5 m² each with roller shutters, pedestrian access and car parking at the front of units (2 formal spaces and 1 informal space) to match the other units. They would be constructed with brickwork elevations under a dual pitched roof to match the appearance of the existing units and would have matching windows, doors and corrugated roof light panels. No side entrance or window is proposed on the western elevation of the end unit.

- 2.3 The existing alignment of the southern boundary fence is proposed to be removed to facilitate the units, with a replacement 1.8m high closeboard fence proposed to the south of the new units. This change to the boundary fence would require minor crown lifting to two of the existing trees and the pruning of another. These details are shown on drawing number KD.BEAC.1.D.007.
- 2.4 Access to the units would use the existing access off Great Central Way which leads to the internal access.

3 CONSTRAINTS

- 3.1 The property is not located within a conservation area nor is it a listed building.
- 3.2 The application site forms part of a Strategic Employment Area (EC4h) and is covered by an Article 4 direction that removes permitted development rights for conversions from office to residential use.
- 3.3 Parts of the application site are located in the high, medium and low risk areas for surface water flooding.

4 RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:

DA/79/736 – Erection of 15 no. 1500 sq.ft. factory units – Approval.

DA/80/970 – Change of use to paint spraying and minor body repairs (Unit 2) – Approval.

DA/82/303 – Change of use from Class III to Class IV industrial use (Unit 4) – Approval.

DA/84/0752 – Change of use to preparation base for catering (Unit 14) – Approval.

DA/85/0085 – Use for vehicle body repair and re-spraying (Unit 2) – Approval.

DA/88/0375 – Change of use to warehousing/distribution (Units 7&8) – Approval.

DA/2006/0397 – Change of use from repair/workshop to M.O.T Testing Station (Unit 12) – Approval.

DA/2011/0145 – Change of use of part ground floor of premises to café (Unit 14) – Approval.*

**This permission had a temporary time limit of one year for the change of use. No subsequent planning application to retain this use has been made and it is therefore understood that Unit 14 has returned to its previous B2/B8 use.*

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 5.2 The Development Plan comprises: the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LPP1)

Policy SA – Presumption in Favour of Sustainable Development
Policy S1 – The Distribution of Development
Policy S7 – Provision of Jobs
Policy S10 – Sustainable Development Principles
Policy E1 – Existing Employment Areas
Policy BN9 – Planning for Pollution Control

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy SP1 – Daventry District Spatial Strategy
Policy RA1 – Primary Service Village
Policy EC4 – Strategic Employment Areas
Policy ENV1 – Landscape
Policy ENV10 – Design

Woodford cum Membris Neighbourhood Development Plan (May 2018) (NDP)

Policy WH8 – Promoting Good Design
Policy WH17 – Protecting Local Employment Opportunities and the Great Central Way Industrial Estate

Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG) (as revised)

Northamptonshire Parking Standards (September 2016)

6 RESPONSE TO CONSULTATION

- 6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Woodford-cum-Membris Parish Council	Objection	Objection based on traffic increase onto the Byfield Road and Preston Capes Road, which the Parish Council wish for WNC to repair. Concerns were also raised about the loss of parking in the vicinity for staff, deliveries and customers. Comments were also made relating to separate previous applications and the repair of the local highway network.

WNC Highways (LHA)	No objection	The LHA concluded that the proposal would not have an unacceptable impact on the highway and no concerns with parking were raised (see appraisal section for further details). The site was visited by the highways officer on 03/11/2023.
WNC Environmental Health	No objection.	No concerns were raised. Recommended conditions relating to construction traffic, working hours, dust mitigation and the burning of material during the proposed works.
WNC Landscape Officer	No objection	No landscape concerns were raised. Outlined that the works to the proposed trees should be undertaken by a tree surgeon or arboricultural contractor and any excavation to the root protection area should be done with a tree surgeon or arboricultural present.
Local Lead Flood Authority (LLFA)	No objection.	Responded but provided no comments as the remit of the LLFA does not cover minor developments.

7 RESPONSE TO PUBLICITY

Below is a summary of the third-party and neighbour responses received at the time of writing this report.

There have been three letters of objection received raising the following concerns.

- Lack of/reduced parking and the displacement of parking elsewhere within the local area,
- Impact on the operation of the existing businesses,
- Impact on neighbouring amenity from overlooking and increased proximity to industrial units,
- Removal of boundary trees and the increased visibility of the industrial estate,
- Lack of demand/need for the additional units, including the provision of new jobs,
- Management issues with the existing industrial estate,
- No details of the construction management process or parking/traffic implications resulting from the works,
- Conversion of one unit on the estate to a takeaway use resulting in the impact on neighbouring residential amenity.

8 APPRAISAL

Principle of Development

- 8.1 The relevant policies and material considerations are Policies SA, S1, S7 and E1 of the WNJCS, Policies SP1, RA1 and EC4 of the LPP2 and Policy WH17 of the NDP. Regard has also been had to Chapters 2 and 6 of the NPPF. SA relates to the presumption of sustainable development which is supported by Chapter 2 of the NPPF and S1 details the distribution of development.

- 8.2 Policy E1 directs that the existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within Use Classes E (formally B1), B2 and B8 and appropriate non-B employment generating uses. This policy also supports new commercial floorspace that is of a scale that is commensurate with its function.
- 8.3 Policy RA1 defines Woodford Halse as a Primary Service Village and directs development within the village confines. These villages provide an important range of services and facilities and access to employment opportunities. RA1 supports development that meets certain criteria, including being of an appropriate scale, protecting the form and character of the village, protecting amenity of existing residents and not resulting in the loss of land from employment use within a Strategic Employment Area.
- 8.4 The application site is located within a Strategic Employment Area (EC4h) which is covered by Policy EC4. This supports Class E (formally B1), B2 and B8 uses within these areas and the expansion of any existing business within these use classes provided that it supports and promotes the role and performance of the employment area and does not harm the amenity of surrounding residential properties. Policy SP1 promotes a vibrant economy by protecting and enhancing a network of identified employment areas at Daventry town and across the rural area.
- 8.5 Paragraph 85 (Chapter 6) of the NPPF directs that planning decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 8.6 Policy WH17 also protects existing employment sites for future employment use and this includes the Grants Hill/Manor Way and Great Central Industrial Estate (which covers the application site).
- 8.7 The proposed units are for B2 (general industrial) employment use within a designated Strategic Employment Area and therefore fall within the use classes supported by Policies E1, EC4 and WH17 in these areas. In compliance with Policy RA1, the proposal is of an appropriate scale located within the village confines and would not result in the loss of any employment use/land, whilst it is considered the units would not harm neighbouring amenity. In accordance with Policy E1, the proposed units are also of a scale that is commensurate with their function. Weight has also been given to Policy S7 which supports the provision of an increase in jobs throughout the plan period. The two new units would provide an employment generating use thus contributing to this provision.
- 8.8 A condition has also been recommended to ensure that the proposed units are for B2 use only. Any change of use would require permission from the Local Planning Authority.
- 8.9 Concerns over the lack of demand and need for two additional units at the site have been raised. As the proposed use is policy compliant and they would be located within an established industrial location, the demand for the units is not considered material in determining the application.
- 8.10 The proposal is considered to comply with the above policies and therefore the principle of development is considered acceptable, subject to detail (see below).

Highway safety, access and parking

- 8.11 The relevant material considerations are Chapter 9 (paragraphs 111 and 115) and the Northamptonshire Parking Standards. Paragraph 111 of the NPPF relates to local parking standards whilst paragraph 115 states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”
- 8.12 Concerns have been raised by the Parish Council regarding the traffic increase onto the Byfield Road and Preston Capes Road. Whilst these are material to this application, the comments made regarding applications DA/2019/0797 and DA/93/0683 and the condition/repair of the surrounding roads do not relate to the current application and therefore have not been given weight. Furthermore, no concerns from the LHA have been raised regarding these matters.
- 8.13 With regards to access, the LHA has raised no objection outlining that the means of access via an existing private estate road leading off Great Central Way is deemed acceptable. Moreover, they have concluded that the traffic impact of the development is negligible and further assessment is not required.
- 8.14 Concerns have been raised with the proposal's impact on parking at the Beaver Centre and the displacement of parking elsewhere within the local area. Concerns were also raised that the lack of parking would impact the operation of the existing businesses, potentially forcing them to close or relocate.
- 8.15 The proposed units, and associated parking, are to be constructed on land currently used as an overflow parking area which is understood not to be associated with any specific units or unit. The LHA has raised no objection to the impact of removing this parking area on the wider industrial estate. They have commented that during their site visit it was observed that the parking area was not being fully utilised whilst the wider Great Central Way industrial estate was observed to not suffer from on-highway parking issues, common in other industrial estates. They outlined that there is significant parking capacity directly outside of the site should there be a small impact on the loss of the existing parking area.
- 8.16 There are currently 42 parking spaces at the Beaver Centre, split across 28 formal spaces (2 per unit) and 14 informal spaces (1 per unit). The development proposes an additional 6 spaces (4 formal and 2 informal) which would provide the sufficient required number of parking spaces for the use when assessed against the Northamptonshire Parking Standards, resulting in a total number parking spaces that exceeding the required amount. This is supported by the LHA who have confirmed that the proposed new units incorporate parking that meets the minimum adopted standards, whilst the existing units all provide parking that meets minimum adopted standards and taken as a whole, exceeds this standard. Therefore the proposed development would accord with Paragraph 111 of the NPPF.
- 8.17 As the required number of parking spaces for the proposed use would be provided, whilst maintaining acceptable parking provision across The Beaver Centre and no objections have been raised by the LHA, it is not considered that in planning terms the loss of the overflow parking would impact the operation of the existing businesses and on balance the loss of this area would not harm parking at the wider industrial estate.
- 8.18 Environmental Health has recommended a condition to limit the parking of construction vehicles and deliveries. It is considered that this would not be enforceable and therefore does not meet the necessary tests. Moreover, the LHA has confirmed the traffic impact of the development would be negligible. An informative has been added to remind the

applicant that the Local Planning Authority expects the construction of the development to be undertaken in a courteous manner.

- 8.19 The LHA have concluded that the proposal would not have an unacceptable impact on the highway and therefore is considered acceptable in terms of its impact on highway safety, access and parking.

Design and Impact on the character of the area

- 8.20 The relevant policies and material considerations are Policies ENV1 and ENV10 of the LPP2, Policy WH8 of the NDP and paragraph 135 of the NPPF. These all require development to respect the character of the local area, the pattern of development, promote good design and should reinforce local distinctiveness

- 8.21 The form, massing, height and scale of the proposed units are considered acceptable. Their design would match the appearance, height and scale of the existing units at The Beaver Centre and would result in the southern block mirroring the form of the northern block. The proposal therefore complies with Policy ENV10 and WH8 as it would blend well within the site and surrounding area and takes account of the existing appearance and materials of the current units. Moreover, appropriate access to the units is provided by front roller shutter doors and front and rear personnel doors.

- 8.22 With regards to the visual impact on the surrounding area and street scene, this is considered to be minimal. The proposed units would provide a continuation of the linear development and would read as part of the existing industrial estate, whilst as identified above maintaining the same appearance. It is understood that the existing western boundary hedge would be retained and therefore sufficient visual screening of the units from the adjacent residential estate and bridleway FN4 would be maintained. Concerns have been raised that boundary trees have been removed along the western boundary, however, these are not part of the application and the Officer is not aware that these were protected.

- 8.23 The most prominent views of the units would be from along Byfield Road. To accommodate the units, the proposed southern boundary fence would be removed with a small portion of replacement 1.8 metre high close board fencing proposed to the southern western corner of the site and adjacent to the new units. As the proposed units would be consistent with the arrangement and appearance of the existing one and as the liner form would be maintained, any visual impact on the street scene along Byfield Road would be limited. Moreover, the group of trees to the south would be maintained with minimal impact on these (see below).

- 8.24 There is a group of trees and a small bund that are immediately to the south of the application site. An arboricultural assessment has been undertaken along with amended site plans submitted. This showed that limited crown lifting and pruning would be required to accommodate the units whilst there would be minimal impact to the root protection area. The assessment concluded that the minor works to facilitate development would not compromise the long-term health of the trees and therefore the tree group can be retained.

- 8.25 The landscape officer has reviewed these details and concludes that as the trees are to be retained with identified pruning of secondary branches to provide clearance and minimal root impact on two of the trees, it would allow the tree group to provide some mitigation for the two units. They have recommended that the pruning works should be undertaken by a tree surgeon or arboricultural contractor and when the excavation is undertaken that would impact the root protection areas, a tree surgeon or arboricultural

contractor should be on site to oversee the works and undertake appropriate root pruning as well as to provide expertise to advise on appropriate actions to safeguard the trees. These measures have been covered by way of an informative.

- 8.26 The proposed units are considered to be of an acceptable design and appearance that would have minimal impact on the character of the surrounding area and the appearance of the street scene. They would also not harm the trees to the south of the site and therefore the proposal complies with Policies ENV1, ENV10, WH8 and paragraph 135 of the NPPF.

Impact on neighbouring amenity

- 8.27 The relevant policies and material considerations are Policies BN9 of the WNJCS, Policy ENV10 of the LPP2, WH8 of the NDP and paragraph 135 of the NPPF. These contain policies and guidance on protecting neighbouring amenity.
- 8.28 Concerns have been raised regarding the impact on neighbouring residential amenity, specifically from overlooking and the proximity of the proposed units to the residential estate to the west.
- 8.29 With regards to overlooking, there are no new openings proposed on the western elevation that faces the adjacent residential estate. Moreover, the existing boundary hedge would be retained which is considered to provide sufficient screening of the new units.
- 8.30 Concerning the proximity of the units and the neighbouring residential area, the proposal would bring the industrial use along the southern block closer. However, this would mainly affect the area to the front of numbers 14 and 16 Red Road which is used for open space. Number 14 is currently circa 10 metres from the existing units on the northern side of The Beaver Centre and this separation gap would remain unchanged. The current gap from number 14 to the corner of Unit 14 (existing relationship) is circa 33 metres. This would be reduced to circa 18.5 metres. As the gap between the existing industrial use and the nearest residential use would remain unchanged, the change in the distance from the units on the southern side to the residential uses is not considered to result in harm. Moreover, no concerns regarding noise or the proximity of the units have been raised by Environmental Health.
- 8.31 In assessing neighbouring amenity, weight has also been given to the existing industrial use and the fact that an additional two units is unlikely to have a material impact on any noise or disruption.
- 8.32 The loss of the boundary trees has been considered above and any impact on view is not a material planning consideration. Any management issues with the operation of the estate are also not material in determining this application as they are not planning matters
- 8.33 To further safeguard residential amenities and to reduce pollution, working hours during the works have been conditioned. Given the scale of the development, it is not considered that imposing conditions relating to the burning of waste and dust management would meet the necessary tests.
- 8.34 To also protect neighbouring amenity it has been conditioned that the installation of any external plant, flues, air conditioning units or other associated infrastructure would require permission from the Local Planning Authority.

- 8.35 It is considered that the new units would not result in harm to the neighbouring residential use nor would they impact the amenity of the existing units and therefore the proposals accords with Policies BN9, ENV10 and WH8.
- 8.36 Comments have also been received that one of the existing units is being operated as a takeaway business without planning permission. This is not relevant to this application, however, these concerns have been raised with planning enforcement to investigate.

Other considerations

- 8.37 The proposed development would be situated on an area of existing hardstanding with only a small grassed area to be removed. Furthermore, given the existing use of the site, it is considered unlikely that the proposal would have an impact on protected species. In addition, minimal works are proposed for the adjacent trees and these would be retained.
- 8.38 Parts of The Beaver Centre lie within an area of low, medium and high risk for surface water flooding and this covers parts of the application site. The application site lies within Flood Zone 1.
- 8.39 The LLFA have been consulted and have raised no concerns with the application and surface water. The applicant's agent has confirmed that the proposed units would deal with rainwater with uPVC guttering on the front and rear elevation eaves, which would feed into downpipes connected to the underground main sewer. Two additional surface water drains in front of the proposed units are proposed in addition to the existing four drains on site and the construction of the units would ensure the movement of surface water is directed to these drains (the proposed drains are shown on drawing number KD.BEAC.1.D.003A). It is therefore considered that any impact on surface water would be minimal and has been appropriately mitigated with the additional drains. It is therefore not necessary or reasonable to impose any condition relating to this matter.
- 8.40 Comments have been received that no details of the construction management process or parking/traffic implications resulting from the works have been provided. Given the scale of the works and no objection from the LHA, it is not considered necessary to require this information nor to condition a construction management plan.

9 FINANCIAL CONSIDERATIONS

- 9.1 The proposed development is not CIL liable as it proposes new industrial use.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The proposed industrial units are of an acceptable use within the Strategic Employment Area and are located within the village confines. They would form part of an existing established industrial estate and would provide an opportunity for small scale job creation and economic growth. They would be of an appropriate scale and design that is in keeping with the appearance and character of The Beaver Centre and they would not visually harm the street scene or surrounding area. The units are compliant with the adopted parking standards and on balance the loss of the overflow parking area would not harm parking at the wider industrial estate. Moreover, the proposed development would not have an unacceptable impact on the highway. The development is considered not to result in harm to neighbouring amenity and the relevant conditions have been recommended to make the proposal acceptable in planning terms.

- 10.2 As such, it is considered that the proposal should be approved in line with the principle of sustainable development as it accords with the relevant policy and guidance.

11 RECOMMENDATION

- 12 GRANT PERMISSION SUBJECT TO CONDITIONS** as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary:

Time limit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved plans

2. The development hereby permitted shall be carried in strictly in accordance with drawing reference KD.BEAC.1.D.005 'Proposed Floor Plan & Elevations' registered valid by the Local Planning Authority on the 06th of September 2023 and amended drawings reference KD.BEAC.1.D.003A 'Proposed Site Plan' and KD.BEAC.1.D.007 'Boundary Plan – Proposed Layout' deposited with the Local Planning Authority on the 06th of December 2023.

Reason: To ensure that the development is carried out in accordance with the approved drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved drawings.

Materials

3. The materials to be used in the external surfaces of the works hereby permitted shall be as specified in the application.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling and the surrounding area.

External flue

4. No external plant, flues, air conditioning units or other associated infrastructure shall be installed on the external elevations of the development hereby permitted without the prior express consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the appearance of the street scene and also to protect the amenity of nearby residential uses.

Use

5. The premises shall be used only for purposes falling within Class B2 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 complement and maintain the existing uses at The Beaver Centre in accordance with Policy E1 of the West Northamptonshire Joint Core Strategy, Policy

EC4 of the Settlements and Countryside Local Plan (Part 2) For Daventry District and Policy WH17 of the Woodford cum Membris Neighbourhood Development Plan and to protect neighbouring amenity.

Hours

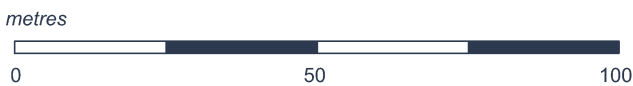
6. No demolition or construction work (including deliveries to or from the site and sub-contractors) shall take place on the site outside the hours of 0730 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 and S10 of the West Northamptonshire Joint Core Strategy.



Trees

7. The works to the trees illustrated on drawing reference KD.BEAC.1.D.007 'Boundary Plan – Proposed Layout' shall be undertaken in accordance with the details outlined within the letter from KEDD Limited, dated 05th of December 2023 titled 'RE:2023/7351/FULL – Erection of 2No. Industrial Units' and deposited with the Local Planning Authority on the 6th December 2023.

Reason: To protect the trees to the south of the proposed units.



LEGEND

-  Site Boundary
-  Other Land Under the Control of the Applicant



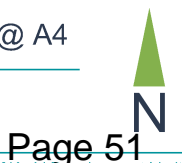
PROJECT:
The Beaver Centre

TITLE:
Location Plan

REF NO:
KD.BEAC.1.D.001

DATE: September 2023 SCALE: 1:1,250 @ A4

STATUS:
FINAL



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Planning Committee Report

Application Number: WND/2022/0989

Location: Land at Dodford Grange Main Road Dodford
Northamptonshire NN7 4SR

Development: Construction of holiday let building and associated
infrastructure (Revised scheme)

Applicant: Mr & Mrs Jackson

Agent: Mr Roy Hammond

Case Officer: Rob Burton

Ward: Woodford & Weedon Ward

Reason for Referral: Called in by Councillor Smith as the site is within the open countryside, outside the confines of the village and conflicts with policies of the Local Plan.

Committee Date: 7th February 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

Proposal

Construction of holiday let building and associated infrastructure (Revised scheme)

Consultations

The following consultees have raised **objections** to the application:

- Parish Council

The following consultees have raised **no objections** to the application:

- Highways
- Archaeology
- Environmental Health
- Heritage
- Nature space

The following consultees are **in support** of the application:

- Economic Growth

7 letters of objection have been received and 1 letter of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on the character and appearance of the locality
- Residential amenity
- Noise and disturbance
- Highway Safety
- Flooding

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on the corner of the A45 and the Main Street in Dodford. The site comprises the existing access and parking for the B&B, known as Dodford Grange, as well as its curtilage to west. To the north of the site lies a disused paddock which has a separate access via Main Street. The boundary with Main Street is mature hedgerow. The road is located on a lower level than the application site. There is a post and rail fence with the boundary to the agricultural field to the north and east of the site. Residential properties are situated to the east of the main property. Other residential properties are located to the north of the paddock area. Dodford is split into two areas, one which is situated along the A45 and another part to the north. The overall character of the village is linear.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for the construction of a holiday let building within the curtilage of the B&B including four additional parking spaces and supplementary landscaping to the boundary with Manor Road.
- 2.2 The holiday let building is an H-shaped building comprising of 4 bedrooms, a pamper room, a meeting room, a tea room/dining room with associated kitchen and two WCs. The building would be single storey in height, of gable roof construction and would have a palette of external facing materials comprising red facing brickwork, local natural stone and horizontal timber cladding. The roof would be finished in plain tiles. The building would have a total floor area of 295 sq m and maximum height to ridge of 6 metres.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- DR/1961/102 – House (outline). Approved
 - DA/1961/102 - House (details). Approved

- DA/1988/1749 – Erection of bungalow with double garage. Refused (appeal dismissed)
- DA/2001/0021 – Two storey side and rear extensions, front porch and two front dormers. Approved.
- DA/2003/0087 – Amendment to planning permission DA/2001/0021 – rear hipped roofs built as gables and associated windows, revised front porch and 3 new dormer windows. Approved.
- DA/2003/0088 – Single storey self contained annexe attached to existing garage. Approved.
- DA/2004/0193 – Single storey self contained annexe attached to existing garage (Revised scheme). Approved.
- DA/2006/0263 – Change of use for childminding purposes above 6 children. Approved.
- DA/2020/0501 - Change of use of land to bed and breakfast facility including a holiday let building, shower block, 2 holiday lodges and 5 bell tents and associated infrastructure. Refused. Appeal dismissed.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 4.2 The Development Plan comprises: the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LPP1)

Policy SA – Presumption in Favour of Sustainable Development
 Policy BN5 – The Historic Environment and Landscape
 Policy E7 – Tourism, Visitor and Cultural Industries.
 Policy R1 – Spatial Strategy for the Rural Areas
 Policy R2 – Rural Economy

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy SP1 – Daventry District Spatial Strategy
 Policy RA3 – Other Villages
 Policy ENV1 – Landscape
 Policy ENV10 – Design

Material Considerations

National Planning Policy Framework (NPPF) (2023)

- Chapters 6 – Building a strong, competitive economy
- Chapter 12 – Achieving well designed and beautiful places

- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – conserving and enhancing the historic environment

National Design Guide (2019)

Local Highway Authority Standing Advice (2016)

Northamptonshire Parking Standards (2016) (as revised)

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
WNC Highways	No objection	The proposal provides the required 4 additional car parking spaces to serve the holiday let building.
Environmental Health	No objection	This application is for B&B type accommodation – I didn't see this as a noise concern. No objections raised – recommended conditions relating to Noise, Kitchen odour extraction system, construction management plan, EV charging, lighting & waste management.
WNC Heritage	No objection	No objection on heritage grounds.
WNC Archaeology	No objection	Recommended a condition relating to the implementation of a programme of archaeological work.
WNC Economic Growth	Support	Support provided the accommodation is conditioned for short-term lets only.
Environment Agency	No comments to make	
Naturespace	No objection	Subject to compliance condition.
Parish Council	Object	Raised following concerns: Inappropriate scale for the location, no mains drainage connection, flooding issues, inadequate parking, noise and disturbance, traffic noise and light pollution, building use not appropriately described.

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 There has been 1 letter of support raising the following comments:

- Have not experience any unreasonable noise from the establishment
- Would be a great addition to the area

6.2 There have been 8 objections raising the following comments:

- No change of use sort as part of the application
- Highway Safety (increased traffic, inadequate parking, more potholes etc)
- Impact on surface flooding
- Inadequate foul drainage capacity
- Noise pollution
- Light pollution
- Excess scale of the development
- Rowdiness/impact on well-being of residents
- Application's Misleading Intent for Site Use
- Errors in the Application
- Lack of maintenance of existing hedge
- Construction management
- Impact of the character of the area

7 APPRAISAL

Principle of Development

7.1 The application site is within the curtilage of Dodford Grange which is in effect an existing business as a bed and breakfast. Dodford does not benefit from a Neighbourhood Development Plan however the curtilage in which the site sits are visually separate from the open countryside and considered to form part of the village confines. It is understood the rooms are let to a variety of people, business, wedding guests, events etc. There are currently two wedding venues in the village, and the rooms which are available for bed and breakfast are fully booked, sometimes years in advance.

7.2 The proposal seeks to improve the accommodation offer available and in addition diversify the bed and breakfast enterprise. The Economic Growth Officer has commented on the application, and encourages this type of development. Consideration has to be had to determine whether this is considered to be 'small scale'. There is a clear need for this type of development, and it is supported. It is considered that the development, which has been substantially reduced in comparison to the previously refused scheme and represents a single building with parking, can be considered to represent small scale development in relation to the site and its surroundings whilst the economic benefit that the scheme will bring to the village and locality.

7.3 Dodford has limited facilities within the village, and it is likely that the residents would use other facilities in either Daventry, Weedon or Newnham. The development would not result in the loss of existing services/facilities, rather it would add to the

accommodation offered for the two wedding venues within the village (Dodford Manor and Dodford House), and will lead to local employment, which will benefit the village.

- 7.4 Overall the principle of development should be supported, as it is considered to be in accordance with WNJCS Policy R1, R2, E7, Settlement and Countryside Part 2 Local Plan Policy RA3 and having regard to paragraph 83 of the Framework.

Impact on the character and appearance of the locality

- 7.5 Concern has been raised in regards to the impact on the character and appearance of the locality, including the scale of the development. The applicant has taken steps to address these issues as well as the previous reasons for refusal. The applicant has removed the new access and parking from the already reduced scheme, instead utilising the existing B&B access whilst increasing its parking offer to an acceptable degree. This removes the visual impact of upgrading the field access to the remote character of Manor Road heading north along the sites western flank and the visual impact of creating a small car park within the otherwise open paddock area. This is on top of removing the increased parking, bell tents and pods from the previous scheme.
- 7.6 At present the site is located on a higher level than the existing road, with an established hedgerow to the boundary. There is currently a gap between the main property and the neighbours to the north. This gap is part of the character of the village, and the separation between the two parts.
- 7.7 The proposed scheme will have no impact upon this gap by virtue of focusing development within the western curtilage of the B&B, leaving the paddock area and the separation it affords undeveloped.
- 7.8 The proposed building would be sited immediately west of the B&B, generally according with the building line in this location. The building itself would be single storey, constructed from traditional materials with a design loosely relating to the appearance of two linked barns meaning it would not appear out of place or incongruous for its siting on the edge of village confines. The site is well screened from public view, and it is considered that the existing character will be maintained as a result of the proposed development which involves strengthening the planting along Manor Road.
- 7.9 Overall officers consider the proposal will not result in an adverse impact on the character and appearance of the locality and the proposal is considered to be in accordance with WNJCS Policy BN5, Settlement and Countryside Local Plan Part 2 Policies ENV1 and ENV10.

Impact on residential amenity

- 7.10 Concern has been raised regarding the impact to residential amenity through noise and disturbance. As a result the Environmental Health department has been consulted. They do not see noise arising from the use as a concern and do not believe time restrictions are required. They do not have an objection to the proposal, but have recommended conditions relating to air quality, plant noise, kitchen odour extraction, lighting, waste management, construction management and EV charging.
- 7.11 Officers view aligns with that of the councils environmental health officer, insofar as the proposal is not likely to result in nuisance noise and disturbance for local residents owing the use of the building as a short term holiday let (including housing brides etc as the current B&B is already used for) and its proximity to nearby residents. Conditions

relating to air quality, plant noise and kitchen odour are not considered necessary or proportionate and are not recommended by officers. Other conditions relating to lighting, waste management, construction management and EV charging are considered to meet the necessary tests and are recommended should permission be forthcoming.

- 7.12 With regards to the physical building, it would be single storey and positioned to the west of the B&B (also owned by the applicant) with the nearest residents being to the east of said B&B, thus the physical building would not result in detriment to the amenity of neighbouring residents whilst any impacts of the amenity of the B&B would be negligible.
- 7.13 Overall it is considered that the proposal will not result in a negative impact to residential amenity or the tranquillity of the locality. The proposal is considered to be in accordance with Settlement and Countryside Local Plan Part 2 Policies RA3 and ENV10.

Impact on Highway Safety

- 7.14 A number of concerns have been raised regarding the impact upon the highway network and safety including parking availability. The Local Highway Authority (LHA) have been consulted in this regard. The local highways authority noted that the proposal provides the required 4 additional car parking spaces to serve the proposed building. The LHA also noted that the existing access serving Dodford Grange is of a good standard and can be argued to be preferable to the previous proposal in respect of access to the site. A single point of access to the site reduces potential conflict in respect of turning movements.
- 7.15 The local highways authority acknowledged that the existing establishment appears to suffer from insufficient on-site parking availability. However, it was stressed that the proposed scheme is not required to resolve pre-existing parking issues.
- 7.16 As a result it is likely that the proposal will not result in a detrimental impact on highway safety. The proposal is therefore in accordance with paragraph 115 of the Framework insofar as the proposal would not present unacceptable harm to highway safety.

Impact on Flooding (including foul/surface water drainage)

- 7.17 Concerns have been raised regarding the impact of the proposed development on flooding and foul drainage. The site is within Flood Zone 1 which has the least chance of river flooding and is identified as being at 'very low risk' of surface water flooding. Flooding does occur within the village which is located within a Flood Zone 2 & 3. The development should not exacerbate flooding elsewhere in the village, therefore measures should be undertaken on the site not to exacerbate the situation. It is unlikely that the proposal will exacerbate the situation, and a condition can be imposed to ensure that details of surface water drainage are submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Details of foul drainage can also be conditioned.

Impact on undesignated heritage assets

- 7.18 The development is in an area in which there could be a potential of archaeological remains, and as a result WNC's Archaeologist has recommended a condition to be imposed to ensure there is not a detrimental impact to designated heritage assets, in

accordance with WNJCS Policy BN5, Settlements and Countryside Local Plan Part 2 Policy ENV7.

8 FINANCIAL CONSIDERATIONS

- 8.1 In determining the application, consideration has to be had to the financial implications of the proposed development. The proposal will create additional jobs, as a result of the development, the proposal is also CIL liable this is considered to be similar to other developments. Limited weight is given to these financial considerations, and they do not alter the recommendation of the application.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The principle of development should be supported as it will result in a small scale tourism development for the locality which is supported by policy. The character of the locality will be safeguarded as a result of the development whilst adequate additional parking would be provided for the new building. The site is well screened and the development will lead to additional planting. The site is not at risk of surface water or river flooding whilst conditions could be imposed to secure acceptable means of surface water and foul drainage. The proposal is unlikely to result in a detrimental impact to residential amenity through noise and disturbance. Overall the proposal is considered to be in accordance with WNJCS Policies SA, BN5, E7, R1 and R2, Settlements and Countryside Local Plan Policies RA3, ENV1, ENV7, ENV10 and having regard to the Framework.
- 9.2 Officers consider this revised scheme has addressed the inspector's reasons for dismissing the previous appeal (APP/W/2845/W/21/3282053) by reducing the scale of the development to such a degree whereas it can be considered small scale and concentrating the development to the immediate west of the B&B thereby retaining the separation between the northern and southern parts of Dodford and retaining the character and appearance of the area.

10 RECOMMENDATION

- 10.1 GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary:

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted 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:

- Planning Statement Rev1
- Dodford Grange Ecological Appraisal
- S.891/00F (Location Plan)
- S.891/01N (Site Layout)
- S.891/07C (Cross Sections)
- S.891/05C (Side Elevations – North & East)
- S.891/06C (Side Elevations – South & West)
- S.891/02C (Floor Plans)

Registered valid with the local planning authority on 15th December 2023.

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

Materials

3. A schedule of materials and finishes to be used in the external walls and roofs of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies RA3 and ENV10 of the Settlement and Countryside (Part 2) Local Plan and Government guidance contained within the National Planning Policy Framework.

CEMP

4. Prior to the commencement a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Refuse

5. Before the development hereby permitted commences, details of the provision for the storage and collection of refuse and materials for recycling shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented prior to the development coming into use and shall be retained thereafter.

Reason: Details are required in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Lighting

6. Prior to occupation, a scheme showing the provisions to be made for external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with the ILP

Guidance for the Reduction of Obtrusive Light. The design shall satisfy criteria to limit obtrusive light presented in Table 2, page 8 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

EV points

7. Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To comply with Policy S10 of the West Northamptonshire Joint Core Strategy.

Ecology

8. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 4 of the Dodford Grange Ecological Appraisal (Final report) by JBA Consulting dated 7 November 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Drainage

9. Before any above ground works commence a scheme for the provision and implementation of foul and surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the building hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

Landscaping

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies ENV1 of the Settlement and Countryside (Part 2) Local Plan and Government guidance contained within the National Planning Policy Framework.

Contamination

11. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Parking

12. Prior to the first use of the building, the parking provision as outlined in the approved drawing referenced S.891/01N (Site Layout), shall be fully laid out, made available and retained for the use of the guests of the accommodation hereby approved.

Reason: In the interests of highway safety and to ensure adequate on-site parking is provided and made available for the approved building in accordance with section 9 of the Framework.

Use

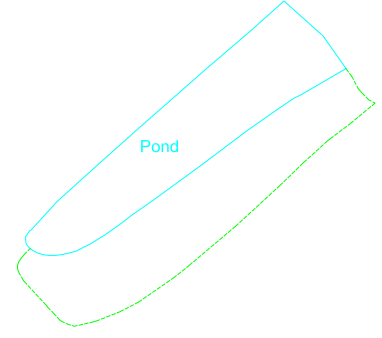
13. The holiday accommodation hereby permitted shall not be occupied for more than 28 days in any 12 month period by any individual person or groups of persons unless otherwise approved in writing by the Local Planning Authority. A register of occupancy shall be kept and made available for inspection by the Local Planning Authority at the end of each calendar year.

Reason: In the interests of safeguarding residential amenity and so the local planning authority can consider the impact to any future change of use.

14. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the Holiday Let Building shall be occupied solely for short term letting purposes and for no other use, including any other use within Class C3 of the Order, at any time.

Reason: To safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2.

anor House



Day Nursery
102.1m

99.7m

Dodford Grange (B&B)

Pro. Parking

122.5m

Guide Post

Shelter

Hilltop

124.7m

Letter Box

Abbey Court

Hilltop House

Home View

Orissa

The Maples

6

1

Page 65

PRO. LOCATION PLAN 1: 1250 @ A3-

- Scaled dimensions are not to be used. Check prior to Construction issue.
- Any conflicts/ discrepancies shall be immediately notified to Stuart Kirkwood.
- It is forbidden to reproduce this drawing without the written permission of Stuart Kirkwood.

Title PROPOSED HOL. LETS
DODFORD GRANGE B&B
DODFORD
NORTHANTS

Drawing Status	Scale	Drawn	CAD File	Date	Drawing No.
SK	1:1250	SJK		DEC 23	S.891/00F

Stuart J Kirkwood
Architectural Services

Tel: 01869 242357
Fax: 01869 242357

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Planning Committee Report

<u>Application Number:</u>	2023/6454/MAF
Location:	Former site of Vineyard Community Church, Warwick Street, Daventry, NN11 4AL
Development:	The erection of retirement living apartments with associated access, car parking, landscaping, ancillary facilities and associated works
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Applicant:	McCarthy and Stone Retirement Lifestyles Ltd
Agent:	The Planning Bureau
Case Officer:	Rebecca Grant
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Ward:	Daventry East
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Reason for Referral:	Major application
Committee Date:	7th February 2024
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendment to conditions as deemed necessary.

Proposal

The proposed development is for a retirement living scheme which comprises of accommodation for people of retirement age and above. The scheme will comprise of 47 apartments (26 one bedroom and 21 two-bedroom units) within a single apartment building.

The building will be 3-4 storeys in height as there are significant level changes across the site.

Access to the site will be taken from the existing access on Belmont Road. Resident and visitor car parking will provide a total of 25 parking spaces within the development.

Consultations

The following consultees have raised **objections** to the application:

- Daventry Town Council

The following consultees have raised **no objections** to the application:

- Local Highway Authority, WNC Conservation and Heritage Officer, WNC Archaeology Officer, WNC Environmental Health, Anglian Water, Development Management, Crime Prevention Design Officer, WNC Landscape Officer and the Local Lead Flood

Authority (LLFA).

The following consultees are **in support** of the application:

- Environment Agency

10 letters of objection have been received and 9 letters of support have been received. 8 letters have also been received providing comments on the proposal, neither objecting or in full support.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Highway Safety
- Affordable housing/housing mix
- Design and impact on character of the area and adjacent Conservation Area
- Impact on residential amenity
- Open space
- Flood risk
- Ecology
- Other considerations

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site measures approximately 0.3 hectares forming a rectangular area of land. The site is bounded between Waterloo to the east, Warwick Street to the south and Belmont Road to the west. A footpath runs along the northern boundary of the site, with a public park located beyond it.
- 1.2 The site is currently vacant and has recently been cleared. There are a number of low category trees along Warwick Street and Belmont Road. Just outside of the site boundary, to the northwest, there are a cluster of trees that are of visual significance.
- 1.3 The ground levels fall steeply south to north by approximately 6-7m, from Warwick Road on the southern boundary to the public park to the northern boundary
- 1.4 The immediate surroundings of the site consist of a mix of residential and commercial properties. The commercial element is largely focussed towards the east within the town centre with residential to the south and west. The buildings surrounding the site are predominately 2 and 3 storeys.

- 1.5 The site was previously occupied by a cluster of mechanic garages that occupied the southern portion, fronting Warwick Street. These buildings were demolished, leaving the site vacant since 2010.
- 1.6 An existing dropped kerb on Belmont Road indicates the previous vehicular access into the site.
- 1.7 The site is situated just outside of Daventry Town Centre Conservation Area. The Town Centre Conservation Area is characterised by the continuous built frontage of high quality, high density buildings along its main streets, with predominately Victorian and Georgian facades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for a retirement living scheme which comprises of accommodation for people of retirement age and above. The scheme will comprise of 47 apartments (26 one-bedroom and 21 two-bedroom units) within a single apartment building. The building will include a communal homeowners lounge, guest suite, reception area, refuse storey, mobility scooter storeroom with charging points and communal external landscaped gardens.
- 2.2 The building will be 3-4 storeys in height as there are significant level changes across the site. The design of the building on the site has sought to make most efficient use of land available and work with the change in levels of the site by using split-level building with a lower ground floor being incorporated into the sites of the site at a lower level increasing the overall height of the building.
- 2.3 Access to the site will be taken from the existing access on Belmont Road. Resident and visitor car parking will provide a total of 25 parking spaces within the development.
- 2.4 Private amenity space, in the form of balconies for above ground apartments and patio areas for ground/lower ground apartments will be provided to 31 of 47 apartments. The remaining 16 apartments will have Juliet balconies. In addition, all residents will have access to private shared outside amenity space within the communal gardens.
- 2.5 Pedestrian access points (in addition to the main building entrance) have been designed into the building on the Warwick Street and Waterloo frontages to create direct access from the development to the high street and surrounding amenities.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:

DA/1992/0688 – Showroom and workshop at Danetre Garage. Approved 10/08/1992

DA/2009/0257 – Change of use from garage to place of public worship and religious instruction. Approved 20/05/2009

DA/2012/0936 – Outline application for demolition of existing buildings & structures on site and the construction of retail floorspace (Use Class A1), non-food (bulky goods) retail floorspace and new petrol filling station (sui generis), together with all associated areas of hardstanding, car parking, engineering and landscaping works (access not reserved). Approved 06/06/2014

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 4.3 The Development Plan comprises: the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LPP1)

Policy SA – Presumption in favour of sustainable development
Policy S1 – The distribution of development
Policy S2 – Hierarchy of centre
Policy S3 – Scale and distribution of housing development
Policy S10 – Sustainable development principles
Policy S11 – Low carbon and renewable energy
Policy C1 – Changing behaviour and achieving modal shift
Policy C2 – New developments
Policy RC2 – Community needs
Policy H1 – Housing density and mix and type of dwellings
Policy H2 – Affordable housing
Policy H4 – Sustainable Housing
Policy BN2 – Biodiversity
Policy BN5 – The historic environment and landscape
Policy BN7a – Water supply, quality and wastewater infrastructure
Policy BN7 – Flood risk

Policy BN9 – Planning for pollution control
 Policy INF1 – Approach to infrastructure delivery
 Policy INF2 – Contributions to infrastructure delivery
 Policy D1 – The regeneration of Daventry Town

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy SP1 – Daventry District spatial planning
 Policy H08 – Housing mix and type
 Policy EC3 – Daventry, land to the North and West of the town centre (Site 3 and 5)
 Policy ST1 – Sustainable Transport Infrastructure
 Policy ENV1 – Landscape
 Policy ENV5 – Biodiversity
 Policy ENV7 – Historic environment
 Policy ENV9 – Renewable energy and low carbon development
 Policy ENV10 – Design
 Policy ENV11 – Local flood risk management
 Policy CW1 – Health and wellbeing
 Policy CW2 – Open space requirements

Material Considerations

National Planning Policy Framework (NPPF)

Northamptonshire Parking Standards (adopted 2016)

Biodiversity SPD (adopted 2017)

Infrastructure and Developer Contributions SPD (adopted 2013)

Daventry Design Code SPD (adopted 2005)

Planning out Crime in Northampton SPG (adopted 2004)

Daventry 2040 Masterplan (adopted July 2012)

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Daventry Town Council	Object	Whilst supportive of the redevelopment of the site and the provision of retirement living apartments objects for the following reasons. Density too high, sufficient parking not provided and displacement of vehicles on Belmont Road.
Lead Local Flood Authority (LLFA)	No objection	Suggest condition in relation to surface water drainage/maintenance.
Environment Agency	Support	Site is a low risk to controlled waters. Suggest a condition.

Local Highway Authority (LHA)	No objection - previous objection removed	Parking standards do allow for a relaxation of the minimum requirements in exceptional circumstances. LHA agree that the location of the development in respect of public transport and the proximity to local services by foot weighs in favour of there being less reliance on car ownership and journeys. LHA recommend a parking beat survey be undertaken to establish what capacity is available in the vicinity of the site for parking.
WNC Conservation and Heritage	No objection	No objection however recommend that the scale, height and design is revised so that it responds more sensitively to the site's close proximity to the Daventry Conservation Area.
Archaeology	No objection	Site was levelled and redeveloped for a group of industrial/commercial buildings in late 20 th century. These were levelled after 2010 and the site has been derelict since. Do not anticipate any sub-structure archaeological remains.
Environmental Health	No objection	Support the application subject to conditions in relation to noise, external plant, construction phase, air quality, lighting, waste and land quality
Anglian Water	No objection	The foul drainage from this development is in the catchment of Whilton Water Recycling Centre that will have availability for these flows. Confirm that the surface water disposal strategy is acceptable.
Development Management	No objection subject to a contribution	No requirement for an education contribution due to the facility proposed. Libraries - £6,530 contribution
Crime Prevention Design Advisor	No objection	Provide comments on the layout of the site
WNC Ecology		No response received at the time of drafting the report
WNC Strategic Housing	No objection	Accept the findings of the viability assessment

WNC Landscape	No objection	
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6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 10 representations have been received raising the following objections to the proposal:

- The trees along Belmont Road will be removed.
- Access to the site during construction and when built as Bemont Road is unadopted.
- Highway safety.
- Height of building is out of context.
- Close proximity of the building to the boundary could obstruct vision splays.
- More parking is required for staff and residents.
- Already sufficient elderly accommodation in the town.

8 representations have been received raising the following observations:

- Concerned over length of time for construction and impact upon highway safety.
- Access to the site should be on the other side.
- Potential for residents to complain about noise from late night bars in town centre.

9 representations have been received in support of the proposal, raising the following points:

- Much needed development for this age group.
- The closeness to shops would enhance independent living.
- Sensible plans for a redundant site.
- The plans would support the shop owners in the town centre.

7 APPRAISAL

Principle of Development

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan to the extent that development plan policies are material to the application unless material considerations indicate otherwise.

7.2 The development plan for Northampton consists of policies within the WNJCS and the Local Plan (Part 2).

7.3 Policy S1 of the WNJCS sets out how development will be distributed. Daventry town is classified as the sub-regional centre in West Northamptonshire, behind the principle urban area of Northampton and as such, should take an appropriate level of development in line with its hierarchical status. Policy S1 gives priority to making best of previously developed land (PDL) and vacant and under-used buildings in urban or other sustainable locations with a target to achieve 30% of additional dwellings on PDL. The redevelopment of this site within Daventry town would present an appropriate scale of development given its sustainable location within the sub-regional centre of the area and contribute towards the 30% target on PDL.

- 7.4 Policy H1 of the WNJCS states that new housing development will provide a mix of housing types, sizes and tenures to accommodate needs. The policy requires new housing developments to make efficient use of land and to provide for a mix of types, sizes and tenure. The proposal is for specialist older persons housing to meet specific needs of an increasingly aging population within West Northamptonshire with a range of tenures available. Policy H08 of the Daventry LPP2 also identifies the importance of providing housing for needs based on current and demographic trends to create sustainable, inclusive and mixed communities.
- 7.5 Policy EC3 of Daventry LPP2 relates to land to the north and west of Daventry town centre and allocates land for residential, office, hotel, leisure, restaurant or health provision. Part C of the policies sets out the following requirements for proposals.
- i. Provide suitable and legible pedestrian and cycle links that accommodate the distinct needs of different users linking to the town centre, Daventry Country Park, Daventry North East SUE and the Learning Quarter (site 6), including those passing through the site, through design and layout and by utilising public realm; and
 - ii. Respond positively to and respect its setting including the provision of on-site open space and having due regard to the findings of the Heritage Impact Assessment; and
 - iii. Ensure that siting, configuration and orientation of the buildings optimise key views into and out of the site; and
 - iv. Develop the tourism potential of the area through the addition of quality public space; and
 - v. Provide an active frontage on to Eastern Way; and
 - vi. Have no adverse impact on the vitality and viability of the centre or other centres;
 - vii. Retain areas of open and green character;
 - viii. Integrate with any agreed masterplan for Site EC2, North of High Street; and
 - ix. Be accompanied by a transport strategy; and
 - x. Mitigate all flood risk arising as a result of development of the site including through the provision of sustainable drainage; and
 - xi. Set out further details of any required mitigation relating to water and water recycling infrastructure and any necessary phasing arrangements.
- 7.6 The site forms a small portion of the larger allocation under Policy EC1. Whilst it is appreciated that a masterplan has not been submitted for this site, it is considered that redevelopment of the application site would not prejudice development of the wider allocation. The application site can be viewed in isolation given its proximity to the town centre and the natural boundaries of the site with the open space to the north and the boundary of the allocation to the south, east and west.

Overall conclusion on the relationship of the development to the development plan

- 7.7 This application proposes to deliver 47 apartments for elderly persons on a site allocated for mixed uses, including residential as set out in Policy EC1 of Daventry LPP2. In the context of the presumption in favour of sustainable development set out within the NPPF, it is considered that, on balance, the proposal (subject to conditions) would result in a sustainable development and any harm as set out in the sections below would be outweighed by the benefits of granting consent. Having regards to the matters set out above, officers are firmly of the opinion that the application accords with the development plan as a whole. Having considered the principle of development, in

terms of the policy context, it is necessary to consider a number of specific elements, as set out below.

Highways and Access

- 7.8 Policy C1 of the JCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car-based travel within urban areas. Policy C2 expects new development to achieve modal shift targets set out in the JCS by maximising travel choice from non-car modes.
- 7.9 The NPPF promotes sustainable development and states that there is to be a "presumption in favour of sustainable development" when making plans and decisions. In respect of considering development proposals, paragraph 108 states: "In assessing sites...specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."
- 7.10 A Transport Statement has been submitted with the application. Various discussions have taken place over the course of the application between the LHA and the applicant. Access to the site is via an existing crossover on Belmont Road measuring 5m in width.
- 7.11 Northamptonshire's Parking Standards (2016) document provides a standard for C3 retirement development of 1 space per dwelling plus 0.5 visitor spaces per dwelling. For the 47unit scheme this would equate to 70.5 spaces.
- 7.12 The applicants have carried out research of comparable sites to calculate the average parking demand of site users. The research identified a far lower demand for car parking than the LHA's guidance. Average parking demand is shown to be 0.45 spaces per apartment for residents with a further 0.1 spaces per apartment by visitors, resulting in the overall average of 0.55 spaces per apartment.
- 7.13 For the proposed development, the applicants have calculated that 26 car parking spaces would be suitable to accommodate demand. This is based on sites that are typically in locations that are not as highly sustainable as the current application, where residents would be in short walking distance from local amenities in the High Street and nearby bus stop. As a result, the proposed provision of 25 spaces for the 47 apartments is considered to meet the demand by the future residents.
- 7.14 The applicants have referred to a number of schemes in their Transport Statement within Northamptonshire whereby data on parking demand at existing retirement schemes has been accepted to justify a reduction from the adopted standards, including Towcester town centre. It is also noted that there are a number of car parks within close proximity of the site which could accommodate parking.
- 7.15 In the LHA's initial response, an objection was made on grounds of the proposal failing to meet the minimum parking provision standards for the proposed use class. Whilst this remains the case, it is important to acknowledge precedents that have been set elsewhere within West Northamptonshire for very similar developments in recent years. Of particular relevance are S/2019/1723/MAF (Bickerstaffes Road, Towcester) and

WNS/2021/0957/MAF (Halse Road, Brackley) both comparable in size and location in terms of access to local services and public transport. Both developments proposed parking ratios slightly less than that currently proposed for this development and the LHA accepted a first principles approach to parking provision based on submitted evidence of similar sites.

- 7.16 The parking standards do allow for a relaxation of the minimum requirements in exceptional circumstances. The LHA agree that the location of the development in respect of public transport and the proximity to local services by foot weighs in favour of there being less reliance on car ownership and journeys. The LHA however note that the surrounding area already has a high level of parking at certain times, roads subject to parking restrictions and there may be limited capacity in surrounding road and public car parks should a greater parking demand present itself when the site is fully occupied. For this reason, the LHA have recommended that a parking beat survey be undertaken to establish what capacity is available in the vicinity of the site in order to provide a robust assessment. The scope of this survey has been agreed with the LHA.
- 7.17 At the time of drafting this report, the parking beat survey is not available. An update will be provided at the Committee meeting.
- 7.18 Secure mobility scooter storage is provided within the building adjacent to the parking court.
- 7.19 Refuse collection will occur on-street in keeping with other properties along Warwick Street. The refuse store is located adjacent to the public highway.

Overall conclusion on the impact of the development upon highway safety

- 7.20 Subject to the parking beat survey being submitted and it not highlighting any issues with parking within the immediate surroundings, it is considered that access, traffic and transport impact of the proposed development is in accordance the requirements of Policies C1, C2, S1 and S10 of the West Northamptonshire Joint Core Strategy, Policy EC1 of the Daventry LPP2 and guidance contained within the NPPF and do not result in any significant harm upon highway safety.

Affordable housing/housing mix

- 7.21 Housing applications are considered in the context of the NPPF's presumption in favour of sustainable development. Within the NPPF there is a requirement to deliver a wide choice of homes and create sustainable, inclusive and mixed communities. Local Planning Authorities should plan for mixed housing recognising the needs of different groups in the community and identify a range of housing and tenure types. Where there is an identified need for affordable housing, the NPPF states this need can be met on site or off site if it can be robustly justified. The NPPF states that the supply of new houses can be achieved through planning for larger scale developments, including extensions to existing villages or towns.
- 7.22 Policy H1 of the JCS seeks to ensure that an appropriate mix of housing is provided which reflects the needs of existing and future households having regard to the evidence provided by the West Northamptonshire Strategic Housing Market Assessment (SHMA). It is noted that within the policy justification text that whilst the SHMA provides the starting point for the consideration of size and mix, it is also necessary to have regard to specific local circumstances and needs. Policy H1 advises that across Northamptonshire, new housing development will provide for a mix of house

types, sizes and tenures to cater for different accommodation needs, including the needs of older people and vulnerable groups.

- 7.23 Policy H2 sets out the proportions of affordable housing provision that will apply across the plan area. In respect of Daventry, policy H2 states that 25% affordable housing is required on sites of 5 or more dwellings. The proposals will provide a mix of housing tenures to meet the needs for older persons housing for the open market. As the proposal is not in accordance with Policy H2, the application is supported by a financial viability appraisal to demonstrate a policy compliant provision on-site would not be viable. The viability of the proposal is reviewed in a separate section of the report.
- 7.24 WNC Affordable Housing Officer and an independent viability assessor accept the findings of the viability appraisal. The appraisal was reviewed by an independent assessor and then a further assessment was undertaken to answer questions raised. The results of which confirm that the scheme is unable to secure any affordable housing provision.
- 7.25 Both WNC's Housing Strategy Officer and our Independent Viability Assessor accept the finding of the viability assessment and as such it is considered that the proposed development, whilst not wholly compliant with policies in the development in relation to affordable dwellings, would on balance be acceptable based on the viability of the scheme.

Design and impact on the character of the area and adjacent Conservation Area and Listed Buildings

- 7.26 Policy H1 of the WNJCS advises that housing development will be expected to have regard to (a) the location and setting of the site and (b) the existing character and density of the local area.
- 7.27 The requirement to consider the character of the locality is reiterated within Daventry's Local Plan policy ENV10 which seeks to ensure that new development is of a scale, type and design in keeping with the locality and enhances local distinctiveness.
- 7.28 Part iii. of Policy ENV10 seeks to ensure that 'the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings.
- 7.29 Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 193 of the NPPF states that, 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- 7.30 Policy ENV7 (historic environment) requires any proposals affecting the historic environment to demonstrate any potential impact on the significance of heritage assets and their settings. High quality proposals that respond positively to their context by reinforcing local distinctiveness and proposals that make a positive contribution to the significance of designated heritage assets will be supported.
- 7.31 The application is supported by a Built Heritage Assessment (prepared by Cotswold

Archaeology) due to the site's proximity to the Daventry town centre Conservation Area and Listed buildings within the town centre and the site being located within a significant view that looks down St James Street (NCC, 2017) from a heritage perspective.

- 7.32 The Design and Access Statement states “that the design has been taken from the surrounding vernacular, with the materials pallet and detailing selected to reflect the local architecture. Red brick and render have been chosen as the principal materials due to their prominence in the area, creating a cohesive and visually appealing aesthetic that is in keeping with the surrounding buildings. Additionally, the design incorporates local detailing, such as flat brick arches, splayed stone heads and keystone, Flemish bond brick banding and chimneys. These elements reinforce the local character, creating a building that is both visually appealing and respectful of its surroundings”.
- 7.33 The site is situated within the setting of several designated heritage assets, including several Listed Buildings and the Town Centre Conservation Area. Proposed development within the site has the potential to result in change within the setting of these assets. As such, the design, massing and scale of the building is critical to how the site responds to its surrounds.
- 7.34 Officers originally had concerns in relation to the overall scale of the building. WNC's Conservation Officer whilst has no objection to the proposal, does still have concerns in relation to the scale and massing of the building. It is however considered that views of the site are relatively constrained by existing features, for example natural features such as landscaping and built features such as buildings. The massing of the building has been designed around ground levels and a number of design features have been used to minimise the impact of the building within the street scene.
- 7.35 To create visual interest and add depth to the façade, sections of increased depth have been incorporated, along with feature gables that create an interesting roofscape. These design elements help to create a perception of terracing within the linear built form, adding visual interest to the building. This is accentuated further by alternating sections of red brick and render.
- 7.36 A number of apartments are provided with a Juliet balcony or a walk-on balcony which also adds some articulation to the facades of the building.
- 7.37 The proposed development would re-instate roadside built form within the site, helping to restore a semblance of the enclosed street scale that was historically on the site up to mid-20th century and is of an appropriate scale in context. The proposed development is not considered to result in harm to any identified designated heritage assets through alterations to their setting and it is considered that the proposed development would enhance the significance of the Town Centre Conservation Area through the reinstatement of built form within a significant view.
- 7.38 WNC's Archaeologist has confirmed that site was levelled and redeveloped for a group of industrial/commercial buildings in late 20th century. These were levelled after 2010 and the site has been derelict since. It is therefore not anticipated any sub-structure

archaeological remains and there is therefore no requirement for archaeological evaluation or investigation.

- 7.39 Paragraph 196 of the NPPF clearly states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. It is considered that the harm to significance will be less than substantial in NPPF terms. It is considered there are no overriding heritage constraints to the proposals that have been identified. It is considered that the overall scale, massing and design of the building respects the character of the surrounding area and adjacent Conservation Area. As such, the proposals are therefore in accordance with Policy H1 of the WNJCS and Policy ENV10 of Daventry LPP2 and the overarching intentions of the NPPF

Impact on residential amenity

- 7.40 Policy ENV10 of the Daventry LPP2 requires development proposals to provide acceptable standard of amenity through their impact on existing occupiers and their internal layouts by ensuring that development proposal do not cause unacceptable harm through a loss of privacy, loss of light or by being overbearing.
- 7.41 With regards to impact on existing properties, the application site is boarded by residential properties along its south boundary to Warwick Street. These properties are set on the opposite side of Warwick Street and would meet the accepted front to front relationship between residential units.
- 7.42 To the west of the application site fronting Warwick Street are two storey dwellings. The closest one of which has a landing window in the gable facing the application site. There are consequently no issues of overlooking. To the rear of this corner property is a further retirement complex. The entrance (both pedestrian and vehicular) is from Belmont Road. This complex of buildings has been designed around the varying ground levels which fall from south to north and comprises a building ranging in height from 2 to 3 ½ storey.
- 7.43 The side elevation of this complex has 3 windows facing Belmont Road. There is a minimum of over 30m between these windows and the side elevation of the proposed development. Given the separation distance, it is considered that there would not be an unacceptable loss of light or harmful overlooking between properties.
- 7.44 It is considered the proposed layout and design respects the amenity of existing dwellings and will provide a satisfactory standard of amenity for future residents. It is not considered that the development will have any adverse impact with regards to overlooking or loss of light to existing residents. As a result, it is considered the development is in accordance with Policy ENV10 of the Daventry LPP2.

Flood Risk

- 7.45 The NPPF at paragraph 163 advises that LPA's should, when determining planning applications, ensure that flood risk is not increased elsewhere. Paragraph 165 advises that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- 7.46 Policy BN7 of the WNJCS sets out general development principles and requires that development proposal includes adequate provisions for foul and surface water drainage, incorporating allowances for climate change.

- 7.47 Policy ENV11 of the Daventry LPP2 requires all development to assist in the management of flood risk, ensure flood risk is not increased elsewhere and provide flood risk reduction/betterment.
- 7.48 A Drainage SuDS Strategy has been undertaken and supports the application. The site is proposed to have 2 outfalls, one for surface water and one for foul water. The outfalls will drain to the existing Severn Trent Water (STW) sewers located in Waterlook Road to the east of the site. Each surface water network has been designed to accommodate surface water flows from 1 in 100 year storm + 40% allowance for climate change. A flow control device limiting the discharge rate has been provided at the outlet of the attenuation storage to optimise storage upstream of the network.
- 7.49 All hardstanding area including housing roofs will drain to the attenuation tank and discharged to the STW surface water sewer delivering a 96% betterment from the peak pre-development runoff from the site.
- 7.50 Following the submission of additional information, the Lead Local Flood Authority (LLFA) have advised that they are satisfied with the proposal and have no objection to the application subject to the imposition of a condition in relation to surface water drainage and future maintenance/management of the system.
- 7.51 The Environment Agency supports the proposal subject to conditions as the site poses a low risk to controlled waters.
- 7.52 Following the submission of additional information and the LLFA consequently removing their objection to the proposal, it is considered that the details are acceptable and in accordance with policy BN7 of the WNJCS, policy ENV11 of the Daventry LPP2 and the guidance contained within the NPPF.

Ecology

- 7.53 Policy BN2 of the JCS requires development to maintain and enhance existing designations and assets or deliver a net gain in biodiversity. It states that 'development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate; the methods used to conserve biodiversity in its design and construction and operation; how habitat conservation, enhancement and creation can be achieved through linking habitats; and how designated sites, protected species and priority habitats will be safeguarded'.
- 7.54 Policy ENV5 of the Daventry Local Plan Part support and enhance biodiversity and requires development to protect, maintain and enhance biodiversity and geodiversity. Specifically, policy part C. of Policy ENV5 states that 'proposal should seek to achieve a net gain for biodiversity, including the creation and management of new habitats, strengthening existing networks of habitats, avoiding the fragmentation of habitats and links and addressing the Northamptonshire Biodiversity Action Plan local priorities for habitats and species'.
- 7.55 The application is accompanied with a Preliminary Ecological Appraisal (PEA). The PEA sets out that the site has recently been cleared. Rubble, debris and litter were present with soil underneath. Areas along the northern and eastern boundaries had some ephemeral growth encroaching since the vegetation clearance.
- 7.56 The Ecological Assessment concludes that a number of safeguarding measures need to be utilised to minimise adverse effects on biodiversity and ensure compliance with UK wildlife legislation, for example in relation to common amphibians, hedgehogs,

nesting birds, terrestrial mammals and invasive plant species. It is therefore recommended that a Landscape and Ecology Management Plan (LEMP) be prepared and submitted to the LPA which sets out the detailed establishment and management of all on site compensation and enhancement measures. The LEMP should cover a period of 30 years from the date of commencement with provisions for long-term monitoring and contingency actions linked to the BNG objectives of the project. A condition is therefore proposed to secure a LEMP.

- 7.57 A Biodiversity Net Gain (BNG) assessment has been carried out which sets out that the development will deliver a biodiversity net loss of in relation to habitat units and river units but will deliver a net gain in relation to hedgerow units. This net gain exceeds the 10% net gain in hedgerow value. It should however be noted that the net gain in hedgerows cannot be used to counterbalance the net losses in habitats.
- 7.58 The BNG assessment concludes that the projected onsite habitat values given in the BNG assessment are based on the assumption that an appropriate management plan will be implemented to ensure that the habitats and hedgerows will be established and maintained to fulfil their intended biodiversity value. This will be secured by a LEMP condition as set out above.
- 7.59 At the time of drafting the report, no comments have been received from WNC's Ecology Officer. Whilst this is not ideal, given the history of this site and noting that the site has been cleared, it not considered that this is a reason to hold up the determination of this application. The Ecological Assessment concludes that a LEMP should be prepared setting out the detailed establishment and management of all on site compensation and enhancement measures. The LEMP should cover a period of 30 years from the date of commencement with provisions for long-term monitoring and contingency actions linked to the BNG objectives of the project. A condition is therefore proposed to secure a LEMP.
- 7.60 It is noted that the proposed development will not achieve a net gain in biodiversity in accordance with Policy ENV5 of the Daventry LPP2 however this needs to be weighed against the redevelopment of this brownfield site positioned in a sustainable location adjacent to Daventry town centre, providing a much needed supply of specialised housing. It should also be noted that the site forms part of a larger allocation for policy EC3 of the Daventry LPP2.

Other considerations

Noise

- 7.61 Policy S10 of the WNJCS and Policy ENV10 of the Daventry LPP2 requires new development to minimise pollution from noise and protects the amenity of new and existing dwellings.
- 7.62 The proposed design will use mechanical ventilation with heat recovery for all habitable rooms. The mechanical ventilation system is ducted within the buildings and to individual apartments with their own air vent. It extracts stale air, warm air from the building and the system recycles the heat within that airflow and is used to warm up fresh clear air back into the building/apartments. It has the benefit of providing background heat to reduce the need for heating systems to be on whilst also purifying and cleaning the air. The windows and openings will be completely unaffected by this system.

WNC's Environmental Health Officer supports the proposal and has suggested a number of conditions which require assessments to be carried out prior to occupation of the development.

Air Quality

- 7.63 Policy BN9 of the WNJCS sets out the criteria for the control of pollution from new development including:
- Maintaining and improving air quality, particularly in poor quality areas, in accordance with the national air quality standards and best practice.
- 7.64 WNC Environmental Health Officer have sought clarification on the number of electric vehicle charging points and recommend a condition to secure cycle storage. A condition is proposed to address EV charging.

Land Contamination

- 7.65 Policy BN9 of the JCS requires that proposals for new development which are likely to cause pollutant for results in exposure to sources of pollution must demonstrate that they propose opportunities to minimise and where possible reduce pollution issues.
- 7.66 A Phase 1 desk study and provisional preliminary site conceptual model has been submitted and is accepted by WNC's Environmental Health Officer. Based on the findings of the Site Investigation, a number of conditions are recommended.

Renewable Energy

- 7.67 One of the core planning principles as outlined in the NPPF is for planning to support a transition to a low carbon future in a changing climate and through this is the encouragement of the use of renewable resources. The NPPF identifies the role planning plays in helping to shape places to secure reductions in greenhouse gas emissions, providing resilience to the impact of climate change and supporting the delivery of renewable and low carbon energy associated infrastructure.
- 7.68 Policy S10 of the JCS seeks to reduce the impact of climate change through reducing carbon emissions by the application of sustainable design principles. Policy S11 of the JCS seeks greater energy efficiencies in building construction and use and through the increased use of low carbon and renewable energy. The policy identifies key considerations in the assessment of development proposals for renewables, which include sensitively locating proposals to minimise the impact on people as well as the built, natural and heritage environment.
- 7.69 Policy ENV9 of the Daventry LPP2 requires developments, where appropriate and viable, to utilise the availability of any local energy networks or generate their own energy from low carbon technology.
- 7.70 An Energy Sustainability Statement has been submitted to support the application. Whilst the solar PV and listed water sanitaryware flows are the preferred specification at this present time, the strategy and required contribution may be subject to change as the design develops further. As such, a condition is proposed to address this.

8 FINANCIAL CONSIDERATIONS

- 8.1 Policy INF 1 and INF2 of the WNJCS and the Planning Obligations SPD sets out the requirements for development proposals to mitigate the impacts they have on a local area through providing planning obligations, where necessary and where developments exceed the provision of 15 units. Policy H2 of the WNJCS sets out that developments of 15 or more residential homes are required to provide a minimum of 25% on-site affordable housing.
- 8.2 The applicant has provided a financial viability appraisal which has been reviewed by an independent viability advisor on behalf of the Local Planning Authority. The review has confirmed that the scheme as presented would be unviable in relation to a policy compliant scheme. The advisor sets out that the scheme cannot provide any financial contributions.
- 8.3 Following further negotiations and assessment, officers accept the findings of the independent viability assessment and are of the view that the redevelopment of the site to provide residential accommodation, without any planning obligations, is acceptable in this case because of the findings of the viability review. Officers therefore consider that the proposed development would be acceptable, despite not being able to accord with Policies INF 1, INF 2 and H2 of the WNJCS.
- 8.4 The development is CIL liable.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposed development represents an acceptable land use that would have an acceptable impact upon the character and appearance of the surrounding area, the highway network, drainage and flood risk, ecology and provide an acceptable housing proposal.
- 9.2 It is considered that the design, massing and scale of the development is acceptable and respects the character of the adjacent Conservation Area and Listed Building.
- 9.3 It is accepted that following the independent review of the viability assessment, the development is not capable of providing any financial contributions which mitigate the impacts of the development. In this case, as the assessment has been independently assessed, this position is accepted.
- 9.4 Whilst it is noted that the proposed development will not result in a net gain in biodiversity, it should be noted that the requirement for a 10% net gain is not mandatory for applications which have been submitted prior to legislation coming into force. It is also noted that the site is a brown field site within Daventry Town Centre and therefore located within a highly sustainable position. Conditions are proposed to ensure that mitigation for biodiversity enhancement is secured.
- 9.5 Officers consider that on balance, the proposed development would be acceptable.

10 RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. 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:

Site Layout Plan – MI-2864-03-AC-001 Rev A
Elevation 1– MI-2864-03-AC-004 Rev A
Elevations 2 – MI-2864-03-AC-005 Rev A
Lower Ground Floor Plan– MI-2864-03-AC-007
Ground Floor Plan – MI-2864-03-AC-008 Rev A
First Floor Plan– MI-2864-03-AC-009 Rev A
Second Floor Plan– MI-2864-03-AC-010 Rev A
Roof Plan – MI-2864-03-AC-011
Planting Plan– MI-2864-03-LA-0002 Rev A
Drainage Strategy– MI-2864-03-DE-501 Rev P3
Levels Strategy– MI-2864-03-DE-601 Rev P1

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

Access and Parking

3. The parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

4. Prior to the occupation of the development hereby approved, details of the storage for cycles to be provided serving the apartments and staff shall be submitted and approved by the Local Planning Authority. The cycle storage shall thereafter be implemented prior to the first occupation of the building.

Reason: To ensure the proposed development satisfactory provides sufficient cycle parking in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

Materials

5. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies ENV7 and ENV10 of the Daventry LPP2.

6. Details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The approved boundary treatment shall thereafter be implemented prior to the occupation of the building.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies ENV7 and ENV10 of the Daventry LPP2.

7. Full details of the siting, appearance and colour of any electricity or gas supply meter housing to be located on the external elevations of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area in accordance with Policies ENV7 and ENV10 of the Daventry LPP2.

Construction Management Plan

8. Prior to the Commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters;

- Demolition management plan
- Demolition management plan
- The parking and turning of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Details of measures to prevent mud and other such materials migrating onto the highway from construction vehicles;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for waste minimisation and recycling/disposing of waste resulting from the construction works;
- Design of construction access;
- Hours of construction;
- Measures to control overspill of light from security lighting;

The construction of the development shall thereafter be carried out in accordance with the approved Construction Management Plan unless otherwise approved in writing by the Local Planning Authority.

Reason: (1) In the interests of highway safety and in the interests of residential amenity in accordance with Policy H01 of the Daventry LPP2 and (2) To protect and prevent the pollution of controlled waters in accordance with Policy ENV11 of the Daventry LPP2.

Landscaping

9. Notwithstanding drawing MI 2864 03 LA 0001A, a scheme for landscaping the site shall be provided 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 nearest edge of any excavation.
 - c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with policy Q1 and ENV6 of the Northampton LPP2 and Government guidance contained within the National Planning Policy Framework.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ENV4 of the Daventry LPP2 and Government guidance contained within the National Planning Policy Framework.

Renewable Energy

11. Notwithstanding the submitted Energy Sustainability Statement, no construction of development above damp-proof course level shall take place until a Renewable Energy report is submitted to and agreed by the Local Planning Authority. This report should include details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason: To ensure that the development is sustainable and complies with policies S11, S10, BN9 and C2 of the West Northamptonshire Joint Core Strategy.

External Illumination

12. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the level of illumination, angling and cowling of the light sources, an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact in accordance with The Institution of Lighting Professionals Guidance Note GN01/21 The Reduction of Obtrusive Light. Any lighting shall thereafter be operated and maintained in accordance with the approved details at all times.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Noise

13. Prior to the occupation of development, a scheme for achieving the noise levels contained within BS8233:2014 (or any standard revoking and replacing that standard with or without modification) with regards to the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented prior to first occupation of the residential units and a post installation report shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

14. Prior to use a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014

(+A1:2019). Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Occupancy

15. The development hereby approved shall be occupied only by person(s) over the age of 60 (with or without a partner over 55 years of age).

Reason: To ensure adequate parking is provision on site in accordance with SPG Northamptonshire Parking Standards (adopted 2016)

Drainage

16. Prior to development commencing, surface water drainage details, together with a maintenance programme for the manhole and hydro brake chamber shall be submitted to and approved in writing by the Local Planning Authority. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN9 of the WNCJS and Policy ENV11 Daventry LPP2 by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Contaminated Land

17. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to: - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)'

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

Reason: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property

and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy

Refuse

18. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Landscape and Ecology Management Plan

19. A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

Reason: In the interest of securing biodiversity in accordance with Policy ENV5 of the Daventry LPP2.

Electric vehicle charging points

20. Prior to the first occupation of the development hereby approved, a scheme for the provision of the necessary infrastructure to enable the provision of points for the charging of electric vehicles has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be installed and retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Water efficiency

21. The approved scheme shall be designed in accordance with water efficiency measures to comply with a limit of 110 litres per person per day. The development shall be implemented in accordance with the details approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure water resource availability for the West Northamptonshire area in accordance with Policy H08 of the Daventry District Local Plan 2020 (Part 2), Policy S11 of the West Northamptonshire Joint Core Strategy and Daventry District Council's Housing Supplementary Planning Document 2017.



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Court

REVISIONS	

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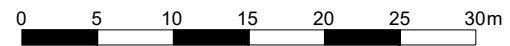
PROJECT:
Proposed Retirement Living Accommodation
Warwick Street
Daventry
NN11 4AL

DRAWING TITLE:
Site location plan

PLANNING DRAWING

SCALE 1:500	SHEET A3
DATE April 2023	DRAWN BY DJ

DRAWING.NO MI - 2864 - 03 - AC - 001	REV.
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SCALE 1:500

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