



South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 8 February 2024 at 6.00 pm.

Present:

Councillor Stephen Clarke (Chair)
Councillor Anthony S. Bagot-Webb
Councillor Dermot Bambridge
Councillor Harry Barrett
Councillor William Barter
Councillor Raymond Connolly
Councillor Karen Cooper
Councillor Enam Haque
Councillor Sue Sharps

Substitute Members:

Councillor Kevin Parker (For Councillor Maggie Clubley)

Apologies for Absence:

Councillor Ken Pritchard (Vice-Chair)
Councillor Maggie Clubley

Officers:

Nathan Lowde, Development Management Team Leader - South Area
Jonathan Moore, Senior Planning Officer (For Minute Item 87)
Rob Burton, Senior Planning Officer (For Minute Item 88)
James Paterson, Principal Planning Officer (For Minute Item 89)
Katherine Hall, Head of Legal Services - Place
Richard Woods, Democratic Services Officer

83. Declarations of Interest

8. Towcester Racecourse, London Road, Towcester

Councillor William Barter, Declaration, as the local ward member for Deanshanger, would speak in his capacity as the local ward member and abstain from the vote on this item.

84. Minutes

The minutes of the meeting of the Committee held on 11 January 2024 were agreed as a correct record and signed by the Chair.

85. Chair's Announcements

The Chair advised that James Rodger had now stepped into the role of Interim Assistant Director – Planning and Development and, as such, would no longer routinely be attending meetings of South Planning Committee. On behalf of the Committee, the Chair welcomed Nathan Lowde, South Area Team Leader, to the meeting and advised that Nathan would be the senior manager in Planning attending meetings of the Committee going forwards.

The Chair made the following additional announcements:

1. Members of the public were permitted to film, broadcast, and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Only those people who had registered, in line with the Committee's speaking procedure, were able to address the meeting.
3. Members of the public were requested not to call out during the Committee's discussions on any item.
4. The meeting was being webcast on the Council's corporate YouTube channel, therefore all those speaking were asked to please utilise their microphones when doing so.
5. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
6. That it be requested that any devices be switched off or onto silent mode.

86. Proposed Pre-Committee Site Visits

There were no proposed pre-committee site visits.

87. 8 Donovan Court, Northampton

The Committee considered application 2023/7574/FULL for the change of use of dwelling (use class C3) to care home (use class C2) at 8 Donovan Court for West Northamptonshire Council.

There were no public speakers on this item.

It was proposed by Councillor Kevin Parker and seconded by Councillor Anthony Bagot-Webb that application 2023/7574/FULL be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with ten votes cast in favour of the proposal and none cast against, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, and the Committee Updates.

Resolved

- (1) That authority be delegated to the Interim Assistant Director – Planning and Development to grant permission to application 2023/7574/FULL subject to the conditions set out in the Case Officer’s report (and any amendments to those conditions as deemed necessary).

88. New Lodge Farm, Bedford Road, Little Houghton

The Committee considered application WNS/2022/1528/FUL for the demolition of existing house and outbuilding and erection of a new single-storey stone property with associated parking at New Lodge Farm, Bedford Road, Little Houghton for Nazim Iftikhar Choudary.

Nazim Iftikhar Choudary, the applicant, addressed the Committee in support of the application, and expressed disappointment at the time taken to bring the application forward for determination.

In response to questions from the Committee regarding delays in determining the application, the Planning Officer explained that in part the delays were caused by an initial objection by the Council’s Ecology Officer due to the absence of a survey to identify protected species of bats. A survey had since been undertaken that found no evidence of roosting bats but recommended further activity surveys be undertaken between the period of mid-May to August, however Officers were content that this and any necessary licence or mitigation could be managed by way of conditions.

It was proposed by Councillor Enam Haque and seconded by Councillor Harry Barrett that application WNS/2022/1528/FUL be approved in accordance with the Case Officer’s recommendation. The motion was put to the vote with nine votes cast in favour of the proposal, none cast against, with one abstention, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer’s report and presentation, the address of the public speaker, and the Committee Updates.

Resolved

- (1) That authority be delegated to the Interim Assistant Director – Planning and Development to grant permission to application WNS/2022/1528/FUL subject to the conditions set out in the Case Officer’s report (and any amendments to those conditions as deemed necessary).

89. Towcester Racecourse, London Road, Towcester

The Committee considered application WNS/2022/0829/MAF for the change of use of stables to mixed use stables and kennels (retrospective) at Towcester Racecourse, London Road, Towcester for Fermor Land LLP.

Geraldine Kovac, Head of Operations at Towcester Racecourse, addressed the Committee in support of the application, advising that the kennelling of greyhounds on the site had enabled the existing building to be brought back into viable use without alterations to its appearance, and had also enabled the number of traffic movements around the racecourse to be limited

Councillor William Barter, the local ward member for Deanshanger, addressed the Committee in his capacity as the local ward member, stating that noise from the site had previously been raised by Paulerspury Parish Council, and that the applicant should be conscious of this in the conduct of their operations should the application be approved.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Harry Barrett that application WNS/2022/0829/MAF be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal, none cast against, with one abstention, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers, and the Committee Updates.

Resolved

- (1) That authority be delegated to the Interim Assistant Director – Planning and Development to grant permission to application WNS/2022/0829/MAF subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

90. **Urgent Business**

There were no items of urgent business.

The meeting closed at 6.43 pm

Chair: _____

Date: _____