



## South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 7 March 2024 at 6.00 pm.

### **Present:**

Councillor Stephen Clarke (Chair)  
Councillor Ken Pritchard (Vice-Chair)  
Councillor Anthony S. Bagot-Webb  
Councillor Harry Barrett  
Councillor William Barter  
Councillor Maggie Clubley  
Councillor Raymond Connolly

### **Apologies for Absence:**

Councillor Dermot Bambridge  
Councillor Karen Cooper  
Councillor Enam Haque  
Councillor Sue Sharps

### **Also Present:**

Councillor Ian McCord, Local Ward Member for Deanshanger (For Minute Item 95)

### **Officers:**

Nathan Lowde, Development Management Team Leader  
James Paterson, Principal Planning Officer (For Minute Item 95)  
Rebecca Wilkinson-Foster, Planning Officer (For Minute Item 96)  
Harjit Gill, Planning Solicitor  
Richard Woods, Democratic Services Officer

## 91. **Declarations of Interest**

### **6. Land North of Longcroft Lane, Paulerspury**

Councillor William Barter, Declaration, as the local ward member for Deanshanger and call-in originator, would speak in his capacity as the local ward member and leave the meeting for the duration of the debate and the vote on this item.

## 92. **Minutes**

The minutes of the meeting of the Committee held on 8 February 2024 were agreed as a correct record and signed by the Chair.

## 93. **Chair's Announcements**

The Chair made the following 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.

94. **Proposed Pre-Committee Site Visits**

There were no proposed pre-committee site visits.

95. **Land North of Longcroft Lane, Paulerspury**

The Committee considered application 2023/7893/PIP for permission in principle for the proposed development of 2-4 self/custom-build dwellings at Land to the North of 14 Longcroft Lane, Paulerspury for Fernhill Estates Ltd.

In introducing the report, the Principal Planning Officer explained that the application before the Committee was for permission in principle, which followed a recent appeal decision against the refusal of a near-identical development on the same site, with the Planning Inspector's view being that, despite the appeal having been dismissed on the grounds that the description of the development failed to include the self-build element of the proposal, the highways matters that formed the reason for refusal would be better dealt with at the technical details consent stage, and not the permission in principle stage. As such, the local Highways authority had since withdrawn their objection to this application.

Sandy Sawyer, on behalf of Paulerspury Parish Council, addressed the Committee in objection to the application, on the grounds that Longcroft Lane was unsuitable for further development, which would give rise to an unsafe access point from Longcroft Lane onto the A5, and that the proposal was also outside of the village confines and therefore contrary to the development plan.

Councillor Ian McCord, a local ward member for Deanshanger, addressed the Committee in objection to the application stating that, as there had been no significant changes to the application since the dismissal of the previous appeal by the Planning Inspector, the Council were entitled to decline to determine the application under the Town and Country Planning Act 1990. Councillor McCord also outlined that the application also failed to comply with parts 3 and 4 of Policy LH5 of the South Northamptonshire Local Plan Part 2, on the basis that no future occupiers with a local connection had been identified, and there was also no evidence of input from the intended occupier in the design and planning process.

Councillor William Barter, a local ward member for Deanshanger, also addressed the Committee in objection to the application, reiterating the previous issues around access and highlighting that the local Highways authority had only withdrawn their objection, rather than indicating support for the application.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Maggie Clubley that application 2023/7893/PIP be refused contrary to the Case Officer's recommendation, on the grounds that the application site was outside the settlement confines of Paulerspury, the application had not been supported by the local Highways authority, and was contrary to parts 3 and 4 of Policy LH5 of the South Northamptonshire Local Plan Part 2, absent any information on future occupation or involvement of future occupiers in the design and planning process. The motion was put to the vote with two votes cast in favour of the proposal, three votes cast against, with one abstention therefore the vote was lost, and the motion subsequently fell.

Following the defeat of the refusal motion, the Development Management Team Leader reiterated that, with the application being a self/custom-build proposal, there was no requirement under Policy LH5 that the application site be located within the settlement confines, and instead the minimum requirement was that self-build sites immediately adjoin the settlement confines, a requirement which the application site complied with. The Development Management Team Leader also reiterated that, for self-build applications, there was no requirement under Policy LH5 for the developer to specify the householder or occupier until the technical details consent stage, which would follow the granting of permission in principle.

It was then proposed by Councillor Harry Barrett and seconded by Councillor Steven Clarke that application 2023/7893/PIP be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with three votes cast in favour of the proposal, two votes 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 in principle to application 2023/7893/PIP subject to the addition of the Informatives set out in the Case Officer's report (and any amendments to those Informatives as deemed necessary).

96. **Clarkes Orchard, Weedon Road, Nether Heyford**

The Committee considered application 2023/5050/FULL for the variation of condition 2 (plans) to application S/2020/0428/FUL (detached single storey dwelling) to allow an increase in ridge height, replace brick chimney with flue, additional roof lights to north west and north south roof slope, replacement of window and patio with bi-fold door to north west elevation, change to internal layout and revised boundary treatment (part-retrospective) at Clarkes Orchard, Weedon Road, Nether Heyford for Mr Dave Collins.

Tony Williams, on behalf of Nether Heyford Parish Council, addressed the Committee in objection to the application on the grounds that there had been multiple previous refusals on the site, and alterations to the property over time had constituted a substantive planning issue, which had been disguised by a series of minor amendments in order to circumvent previous refusals and therefore the Committee should reject the application.

Dave Collins, the applicant, addressed the Committee in support of the application, highlighting that there had been no significant increase in the ridge height of the property above the agreed 250mm, therefore the proposal was entirely compliant with the original planning permission granted as per application S/2020/0428/FUL.

It was proposed by Councillor Harry Barrett and seconded by Councillor Anthony Bagot-Webb that application 2023/5050/FULL be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with seven 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, 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 2023/5050/FULL subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

97. **Appeals Progress Report**

The Development Management Team Leader submitted a report which sought to keep Members informed upon applications which had been determined by the Council and where new appeals had been lodged and determined within the preceding six months. The report set out details of new appeals lodged, and appeals determined between 1 September 2023 and 1 March 2024.

**Resolved**

- (1) That the position statement be noted.

98. **Urgent Business**

There were no items of urgent business.

The meeting closed at 7.27 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_