



**West
Northamptonshire
Council**

Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at Jeffery Room, Guildhall, Northampton on Monday 18 October 2021 at 2.00 pm.

Present Councillor Phil Bignell (Chair)
 Councillor David James (Vice-Chair)
 Councillor Andre Gonzalez De Savage
 Councillor Jonathan Harris
 Councillor Rosie Herring
 Councillor Stephen Hibbert
 Councillor James Hill
 Councillor Charles Manners
 Councillor Jake Roberts
 Councillor John Shephard

Also James Hartley-Bond (For WNS/2021/0498/EIA)
Present: John Austin (For DA/2020/1178)
 Steven Townsend (For DA/2020/1178)
 Laura Robinson (For DA/2020/1178)

Apologies Councillor Penelope Flavell
for Councillor Paul Joyce
Absence:

Officers Diana Davies, Democratic Services Officer
 Samuel Dix, Principal Planning Officer
 Rebecca Grant, Major Projects Officer
 Justin Price-Jones, Planning Solicitor
 Paul Seckington, Interim Head of Development Management,
 Enforcement and Land Charges

5. Declarations of Interest

5. WNS/2021/0498/EIA – Solar Farm at Greatworth

Councillor Rosie Herring, Non-Statutory Interest, as the Local Ward Member of Middleton Cheney.

6. Minutes

The minutes of the meeting of the Committee held on 16 August 2021 were agreed as a correct record and signed by the Chair.

7. Chair's Announcements

There were no Chair's announcements.

8. WNS/2021/0498/EIA - Solar Farm at Greatworth

The Committee considered the application WNS/2021/0498/EIA for the proposed development is the creation of a solar farm through the installation of rows of photo-voltaic panels alongside other ancillary development such as access tracks, containerised inverters, a substation compound, fencing, and new landscaping. The estimated total output of the project would be around 30Mw, which would be sufficient to power just under 10,000 homes and displace 6,740 tonnes of CO2 annually once connected to the national grid.

James Harley-Bond, the applicant, addressed the committee in support of the application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speakers and the written update.

Resolved

- (1) that authority be delegated to the Assistant Director – Planning and Economy to grant permission for application WNS/2021/0498/EIA subject to
 - 1) The receipt of 'no objection' from the County Archaeologist following the completion of trial-trenching, and
 - 2) Subject to the conditions set out in the report (and any amendments to those conditions or additional conditions as deemed necessary) and an additional condition requiring details of signage associated with the development plus an informative to confirm that the Council will not regard the site as previously-developed land in the future.

CONDITIONS

Time limits

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.

2. The planning permission hereby granted shall cease to have effect no later than 40 years from the date when electricity is first exported from any of the solar panels to the electricity grid ('First Export Date'). Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of its occurrence.

Reason : This is a time limited permission only given the nature and lifespan of the development proposed and to ensure the long term protection of the

character and appearance of the countryside in accordance with Policy SA of the West Northamptonshire Joint Core strategy and Policies SS1 and SS2 of the South Northamptonshire Local Plan (Part 2).

Restoration

3. Within 12 months of the date of expiry of the permission hereby granted a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months from the end of the 12 month period for the removal of the solar panel(s) and associated equipment and the restoration of (that part of) the site to agricultural use. The approved scheme of restoration shall then be fully implemented within the timescale set out in the scheme. If any part of the solar array ceases to be used to generate electricity for a continuous period of 12 months, a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months from the end of the 12 month period for the removal of the solar panel(s) and associated equipment and the restoration of (that part of) the site to agricultural use. The approved scheme of restoration shall then be fully implemented within the timescale set out in the scheme.

Reason : To ensure the removal of unnecessary panels that are no longer generating electricity and the satisfactory restoration of the land to preserve the character and appearance of the countryside in accordance with Policies SS1 and SS2 of the South Northamptonshire Local Plan

Approved details

4. 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:

LCS018-SP-01_rev03 Site Location Plan
LCS-SD-17_rev01 Panel Cross Section
LCS-SD-01_rev02 DNO Substation Elevations and Dimensions Plan
LCS-SD-02_rev-2 Customer Substation Elevations and Dimensions Plan
LCS-SD-03_rev01 CCTV and Light Post Detail
LCS-SD-04_rev01 Stock Fence and CCTV Elevation
LCS-SD-08_rev02 Inverter Elevations and Dimensions Plan
LCS-SD-14_rev01 DNO Substation Floor Plan
LCS-SD-15_rev01 Customer Substation Floor Plan
LCS-SD-16_rev01 Inverter Floor Plan
Figures DLSF_SPA1R, DLSF_SPA1ER, DLSF_SPA1, DLSF_SPA1E, DLSF_SPA2R, DLSF_SPA2ER, DLSF_SPA2, and DLSF_SPA2E, all contained within Appendix G of the Transport Statement prepared by AECOM

All received by the Local Planning Authority on 30th April 2021

LCS018-PL-01_rev15 Indicative Site Layout Plan
LCS018-DZ-01_rev17 Zoning Layout Plan

Both received by the Local Planning Authority on 7th September 2021

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

Ecology

5. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation measures and enhancements set out in Preliminary Ecological Appraisal, by AECOM, dated 23rd April 2021 and section 3 & 6 of the Environmental Statement Volume 1: Main Text, by AECOM, dated April 2021, 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.

HS2

6. None of the development hereby permitted within the area subject to formal HS2 Safeguarding Directions shall be commenced until details of that part of the scheme to be constructed within that area together with a construction method statement for that part of the scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved details. Attention is also drawn to the informative below concerning HS2.

Reason : To safeguard the HS2 Phase One programme.

Ecology

7. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to establish any changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

8. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to

impact on bats and great crested newts until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

Construction management

9. No development shall take place including any site preparation or clearance until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The statement shall be based upon the template provided in Appendix 3B of the submitted Environmental Statement and the submitted Transport Statement and shall include at a minimum:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The routeing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;
 - j) The mitigation measures recommended in chapters 6, 7 and 8 of the submitted Environmental Statement

The approved CEMP shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

10. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
 - a) Risk assessment of potentially damaging construction activities;
 - b) Identification of 'Biodiversity Protection Zones';

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Landscaping

11. Prior to commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason : To protect the visual amenities of the area and habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

12. Notwithstanding the approved drawings, a detailed scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
 - (a) further 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) further 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 access tracks within the development

Such details shall be provided prior to the development commencing. The approved scheme shall be implemented by the end of the first planting season following commencement 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 Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Drainage

13. Before construction commences a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing. The scheme shall subsequently be implemented in accordance with the approved details. These shall include:
 - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets swales and attenuation basins.
 - b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations that demonstrate the discharge to watercourses from the individual drainage catchments is at Q_{bar} for all events.
 - c) Infiltration test results to BRE 365
 - d) Demonstration that any flooding for the 1 in 100yr plus 40% climate change storm event remains on site.

Reason : 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.

14. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason : In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system.

Tree protection

15. No development within each of the Development Zones shown on the approved drawings shall take place until the existing trees to be retained in and around that Development Zone have been protected in accordance with the Tree Protection Plan and Protection Measures contained within Appendices E, F & G of the Arboricultural Impact Assessment prepared by AECOM and received 30th April 2021. The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development within each Development Zone and shall be maintained until all construction equipment, machinery and surplus material have been removed from the site. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE5 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Materials

16. Prior to the erection of any substations, inverters, or other plant structures, further details of the colour and finish of the buildings' external materials shall be submitted to and approved in writing by the Local Planning Authority. 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 SS2 of the South Northamptonshire Local Plan Policy.

CCTV

17. Prior to being brought into operation, further details shall be submitted to and approved in writing by the Local Planning Authority regarding the operation of the proposed CCTV system. This shall include as a minimum:
- Details of the proposed camera specification;
 - Details of the local contractor who will monitor security of the site and their proposed methods for responding to alerts.

Reason : In the interests of crime prevention and security and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Drainage monitoring

18. The development shall not be brought into operation until a Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment and Drainage Strategy Drover's Lane Solar Farm ver 2 dated 13th April 2021 prepared by Aecom has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) As-Built Drawings and accompanying photos
 - c) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason : To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Signage

19. Prior to the development being brought into operation, details of signage and other available information around the site for the general public shall be submitted to and approved in writing by the Local Planning Authority. This shall include as a minimum the size, location, and content of any signage to be installed.

Reason : To ensure the development is appropriately signed without detriment to the visual amenities of the surrounding area, in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Landscape maintenance

20. 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 commencement of the development, and shall be maintained for a period of ten years from the completion of the development. Any trees and/or shrubs which within a period of ten 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 SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

21. All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason : To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

Permitted development

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), no CCTV cameras, fencing, outbuildings or other structures shall be erected (aside from those shown on the approved plans), without prior planning permission from the Local Planning Authority.

Reason : to protect the character of the area and amenity in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Contamination

23. 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 SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Lighting

24. No external lights/floodlights shall be erected on the land without the prior express planning permission of the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

9. DA/2020/1178 - Reserved Matters for 129 Dwellings at Overstone Leys

The Committee considered the application DA/2020/1178 for the reserved matters application (access, appearance, landscaping, layout and scale) for 129 dwellings pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 16 (tree protection details), Condition 26 (acoustic report), Condition 37 (travel plan), Condition 39 (arrangements for management and maintenance of proposed streets), Condition 42 (soil management plan) and Condition 43 (compensatory habitat creation).

Laura Robinson, the applicant addressed the committee in support of the application.

Steven Townsend, a local resident, addressed the Committee in objection to the application.

John Austin, a parish council representative, addressed the Committee in objection to the application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speakers and the written update.

Councillor David James proposed that the application be refused by reasons of its high density would constitute an overdevelopment of the site and its surroundings. The proposition was seconded by Councillor Phil Bignell and on being put to the meeting was declared carried with six voting in favour, three against and one abstention.

Resolved

That the application be REFUSED against the officer recommendation on the grounds of the proposed development by reason of its high density constitutes an overdevelopment of the site which would result in a development which would not blend well within the site and its surroundings. As such, the proposed development failed to accord with policy ENV10 of the Settlements and Countryside Local Plan (part 2) for Daventry (adopted February 2020).

10. WND/2021/0072 - Reserved Matters for 59 Dwellings at Overstone Leys

The Committee considered the application WND/2021/0072 for the reserved matters application (Zone 8) (access, appearance, landscaping, layout and scale) for 59 dwellings pursuant to outline approval DA/2013/0850 and approval of Condition 36 (bus stops), Condition 37 (travel plan), Condition 38 (public rights of way) and Condition 16 (tree protection details).

Tom Nightingale, the applicant addressed the committee in support of the application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speakers and the written update.

Resolved

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WND/2021/0072 subject to

- 1) The application is recommended for approval subject to the conditions set out in the report (and any amendments to those conditions or additional conditions as deemed necessary).

Conditions

1. The development shall be carried out strictly in accordance with the following drawings;

1012_002 (Rev B) Site Layout
1012_003 (Rev B) Enclosures Plan
1012_004 (Rev B) Materials Layout
1012_005 (Rev B) Parking Layout
1012_006 (Rev B) Refuse Strategy
1012_008 (Rev B) Storey Heights Plan
H5557-AH-Z8 Affordable Housing Tenure Plan
Z8_TTE_00_ZZ_DR_C_SK01 P01 Zone 8 Exceedance Flow Rates
Z8_TTE_00_ZZ_DR_C_SK01 P02 Zone 8 Drainage Strategy
DWH23241-11A 1 of 6
DWH23241-11A 2 of 6
DWH23241-11A 3 of 6
DWH23241-11A 4 of 6
DWH23241-11A 5 of 6
DWH23241-11A 6 of 6

House Type Pack

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

2. **Hard landscaping**

Notwithstanding Drawing 1012_003 (Rev B) Enclosures Plan prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments, including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of each dwelling hereby permitted.

Reason : Drawing 1012_003 (Rev B) Enclosures Plan is not acceptable in its current form as elements of enclosures are missing. In the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Means of enclosure

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house

which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason : In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Materials

4. Notwithstanding Drawing 1012_004 (Rev B) Materials Layout prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Soft landscaping

5. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason : In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

Garages, parking spaces and turning areas

6. The garages, 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 ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

Affordable housing

7. The quantum, disposition and type of affordable housing within the site shall as shown on the Affordable Tenure Plan H5557-AH-Z8 and the tenure and phasing of the affordable housing shall be as set out in the existing Section 106 agreement for the site, in all cases, unless otherwise agreed in writing by the Local Planning Authority, in the context of a viability assessment for the site.

Reason : In the interests of providing an appropriate level and standard of affordable housing.

Levels

8. Prior to the commencement of any highways works to be adopted, or requiring the approval of the Local Highway Authority, technical drawings detailing the agreed site layout, the site ground levels (both existing and proposed) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full.

Reason : To ensure a satisfactory form of development and in the interests of amenity of residents in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Public Art

9. The development shall proceed in accordance with details for the provision of public art which has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, appearance and siting of the artwork (in consultation with the Parish Council) and a programme for its installation and subsequent retention. The works shall be installed and retained in accordance with the approved details.

Reason : To ensure the development is carried out in accordance with the approved Masterplan and the interests of visual amenity in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

11. WND/2021/0132 - Reserved Matters for Road at Overstone Leys

The Committee considered the application WND/2021/0132 for the reserved matters (access – primary infrastructure for Zone 9) pursuant to Condition 1 of the outline planning approval DA/2013/0850 granted approval on 27.08.2015

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

Resolved

- (1) That the Strategic Planning grant permission for application WND/2021/0132 subject to

Conditions

1. The development shall be carried out strictly in accordance with the following drawings;
18865-OVER-5-SK017 A
18865-OVER-5-SK016 C
P19-2289_017 Sheet 1 Rev E

Reason : To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

NOTES As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

12. WND/2021/0152 - Reserved Matters for 320 Dwellings at Overstone Leys

The Committee considered the application WND/2021/0152 for reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 9) pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (details of open space), Condition 26 (internal noise levels), Condition 36 (bus stops), Condition 37 (travel plan) and Condition 41 (lighting)

The Chair highlighted a typographical error on the agenda and it was noted that the application for consideration was, as corrected on the supplementary information, for 350 dwellings.

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

Resolved

- (1) that authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WND/2021/0152 subject to
- 1) The updated landscaping plans and
 - 2) Subject to the condition set out in the report (and any amendments to those conditions or additional conditions as deemed necessary).

Conditions

Drawing Numbers

1. The development shall be carried out strictly in accordance with the following drawings;
 - P19-2289_005-1 Planning Layout (1 of 2) AK
 - P19-2289_005-2 Planning Layout (2 of 2) AK
 - P19-2289_005-3 Planning Layout (1:1000) AK
 - P19-2289_005-4 Coloured Layout (1:1000) AK
 - P19-2289_009 Street Scenes B
 - P19-2289_017 Site Location Plan: Infrastructure E
 - P19-2289_018 Site Location Plan G
 - P19-2289_020 Affordable Tenure Plan E
 - P19-2289_021 Boundary Treatments Plan D
 - P19-2289_022 Refuse Plan E
 - P19-2289_023 Parking Plan E
 - P19-2289_024 Materials Plan E
 - P19-2289_025 Hard Surfaces Plan C
 - P19-2289_033 Site Sections A
 - P19-2289_034 Southern Site Sections
 - P19-2289_201 House Type Pack C

Landscaping/Arboriculture:

- 7463.LMP.001 Landscape Management Plan – April 2021
- 7463.Land.Spec.001 Specification for Landscape & Horticultural Works – April 2021
- 7463.PP.1.0 – 7463.PP.1.23 Rev C Planting Plans
- 7463. PSD.2.0 LEAP Playspace Plan Rev. C
- 10909_AIA.001 Rev. A Arboricultural Impact Assessment
- 1090 TCP 01 Tree Constraints plan

Engineering:

- 18865 – FRA-C Rev. A
- 18865-OVER-5-200 E – Levels & Drainage Strategy 1 of 2
- 18865-OVER-5-201 E – Levels & Drainage Strategy 2 of 2
- 18865-OVER-5- SK010 G – Refuse Vehicle Tracking 1 of 2
- 18865-OVER-5-SK011 D – Refuse Vehicle Tracking 2 of 2
- 18865-OVER-5- SK012 E Fire Tracking 1 of 2
- 18865-OVER-5-SK013 E Fire Tracking 2 of 2
- 18865-OVER-5- SK014 C Visibility Splays Layout
- Green Travel Plan – March 2021

Noise:

- Noise Impact Assessment N4084-1R3 (Ensafe) - September 2021

Reason : To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

Hard landscaping

2. Notwithstanding Drawing P19-2289_021 Rev D Boundary Treatment Plan prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted.

Reason : Drawing P19-2289_021 Rev D is not acceptable in its current form as elements of enclosures are missing and in the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Removing Permitted Development Rights

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason : In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Materials

4. Notwithstanding Drawing P19-2289_024 Rev E Materials Plan prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the

area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Landscaping

5. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason : In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

Use of garages

6. The garages, 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 ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

Affordable Housing

7. The quantum, disposition and type of affordable housing within the site shall be set out on the Affordable Tenure Plan P19-2289_020 Rev E and the Affordable Housing Statement prepared by Pioneer Property Services Ltd and the tenure and phasing of the affordable housing shall be as set out in the existing Section 106 agreement for the site, in all cases, unless otherwise agreed in writing by the Local Planning Authority, in the context of a viability assessment for the site.

Reason : In the interests of providing an appropriate level and standard of affordable housing.

Retaining walls

8. Notwithstanding Drawing 18865-OVER-5-200 E (Sheet 1 of 2) and Drawing 18865-OVER-5-201 E (Sheet 2 of 2) prior to construction of the dwellings above slab/foundation level, details of any retaining walls proposed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

Boundary to Billing Lane

9. Notwithstanding Drawings 7463.PP1.3C, 7463.PP1.7C, 7463.PP1.12C, 7463.PP1.17C and 7463.PP1.22C prior to the construction of the dwellings above slab/foundation level, details of the landscaping strategy to Billing Lane including the retention, enhancement and management of the existing hedgerow shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : To ensure satisfactory landscape treatment of this important boundary to Billing Lane in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Noise Mitigation

10. Prior to the first occupation of any dwellings, the noise mitigation measures outlined in the Noise Impact Assessment N4084-1R3 prepared by Ensafe - September 2021 shall have been installed and a verification report submitted and approved in writing by the Local Planning Authority to detail evidence of the mitigation measures installed. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : To ensure a satisfactory residential environment for future occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

NOTES As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

13. WNS/2021/0366/COND & C/2017/0899- Design Code Condition at Northampton West

The Committee considered the application WNS/2021/0366 & C/2017/0899 for the Condition 7 [Design Code] Application for approval of details submitted pursuant to condition 7 of dual planning permissions S/2017/2270/EIA and DA/2017/0889 [Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement).

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

Resolved

(1) That permission to discharge Condition 7 of the Outline Planning Permissions for applications S/2017/2270/EIA & C/2017/0889, be granted by the Strategic Planning Committee.

14. **Urgent Business**

There were no items of urgent business.

The meeting closed at 5.00 pm

Chair: _____

Date: _____