



**West  
Northamptonshire  
Council**

**Strategic Planning Committee**

Minutes of a meeting of the Strategic Planning Committee held at Forum, Towcester on Monday 14 February 2022 at 2.00 pm.

Present	Councillor Phil Bignell (Chair) Councillor David James (Vice-Chair) Councillor Enam Haque Councillor Rosie Herring Councillor Stephen Hibbert Councillor James Hill Councillor Charles Manners Councillor John Shephard
Substitute Members:	Councillor Rosie Humphreys Councillor Daniel Lister Councillor Ken Pritchard Councillor Andre Gonzalez De Savage
Apologies for Absence:	Councillor Jonathan Harris Councillor Paul Joyce Councillor Jake Roberts
Officers	Rebecca Grant, Major Projects Officer, Planning Department Daventry Justin Price-Jones, Planning Solicitor Paul Seckington, Interim Head of Development Management, Enforcement and Land Charges Daniel Callis, Principal Planning Officer Adam Walker, Principle Planning Officer Suzanne Taylor, Principal Planning Officer Clare Caldwell, Principal Planning Officer James Edmunds, Democratic Services Assistant Manager Jeverly Findlay, Committee Officer Marina Watkins, Committee Officer

**32. Declarations of Interest**

None advised.

**33. Minutes**

An error was noted in Minute number 26, where the date of the meeting should be 13<sup>th</sup> December 2021.

**RESOLVED:**

That subject to the amendment above, the Minutes of the Strategic Planning Committee of 27<sup>th</sup> January 2022 be approved and signed as a correct record.

34. **Chair's Announcements**

Attendees were requested to ensure that their phones were set to silent.

**PLANNING APPLICATIONS**

Consideration was given to the report detailing the planning applications which had been previously circulated.

**RESOLVED:**

That, subject to the variations set out below, the advice set out in the report now submitted be agreed.

35. **WNS/2021/1269/MAR. WNS/2021/1285/MAR, WNS/2022/0074/NA, WNS/2022/0084/NA Silverstone**

**WNS/2021/1269/MAR, WNS/2021/1285 MAR, WNS/2022/0074 NA, WNS/2022/0084 NA SILVERSTONE PARK – Reserved matters submissions for appearance, scale, layout, access and landscaping for commercial development and a new Social Hub relating to Planning Permission S/2019/0443/EIA and S/2019/1793/MAO (Outline permissions for mixed use development comprising offices, light industrial, research and development, general industrial and storage & distribution facilities, education/ on site student accommodation, up to two hotels, non retail promotional automotive display space, a social hub, parking and access arrangements and supporting infrastructure) - MEPC Silverstone Park, Land south of Silverstone Park Innovation Centre Silverstone**

The Principal Planning Officer, Clare Caldwell, outlined the proposal for two reserved matters applications and two neighbouring authority consultations at Silverstone Park.

Roz Bird, the agent, addressed the committee.

In response to questions, the agent advised that the social hub was required for a development of this size, and would reduce traffic and the carbon footprint of users going off site for amenities. The social hub would be primarily for occupiers of the site but there was potential for it to be made available to local residents. Solar panels and charging points would be provided.

The Principal Planning Officer responded to a question indicating that Silverstone Circuits objected to the original plans, however following discussion and amended plans, those objections had since been withdrawn.

**WNS/2021/1269/MAR**

Councillor David James proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor James Hill. On being put to the meeting, the proposition was carried unanimously.

**WNS/2021/1285 MAR**

Councillor David James proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor James Hill. On being put to the meeting, the proposition was carried unanimously.

**WNS/2022/0074 NA**

Councillor David James proposed that officers' advice to offer no objection to the application be accepted. The proposition was seconded by Councillor James Hill. On being put to the meeting, the proposition was carried unanimously.

**WNS/2022/0084 NA**

Councillor David James proposed that officers' advice to offer no objection to the application be accepted. The proposition was seconded by Councillor James Hill. On being put to the meeting, the proposition was carried unanimously.

**RESOLVED:**

- 1) That permission be granted subject to conditions as set out in the Officers report to applications A (WNS/2021/1269/MAR) & B (WNS/2021/1285 MAR)
- 2) That no objections be raised to applications C (WNS/2022/0074 NA) & D (WNS/2022/0084)

36. **WNS/2021/0976/MAR, WNS/2021/0994/MAR, WND/2021/0460 Northampton West Sustainable Urban Extension Sandy Lane, Harpole**

**Application A: WNS/2021/0976/MAR Application B: WNS/2021/0994/MAR and Application C: WND/2021/0460 HARPOLE – Reserved Matters submissions relating to joint planning permissions S/2017/2270/EIA and DA/2017/0889. Details of layout, scale, appearance and landscaping for the erection of: Application A - 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities; Application B - 98 dwellings in Phases 1A and 1B (Plots 286 to 383) and adjoining strategic open space; AND Application C - 47 dwellings in Phase 1F (Plots 384 to 430) and adjoining strategic open space - Northampton West Sustainable Urban Extension Sandy Lane, Harpole**

**The Principal Planning Officer, Suzanne Taylor joined the meeting remotely and outlined the three reserved matters applications relating to the Northampton West Sustainable Urban Extension Sandy Lane, Harpole.**

The Principal Planning Officer answered questions from the Committee and advised that the North West Relief Road was given due consideration as part of the application. Highways concerns had been largely withdrawn with some minor issues remaining which were being progressed. The mix of house types had been improved to the satisfaction of officers. It was noted that as per the Section 106 agreement there were no affordable houses allocated on the current site, as they would be delivered elsewhere. There was no provision for a secondary school as there was deemed to be no requirement by the County Council at the time. A Community Infrastructure Levy would be imposed instead, to fund future provision.

The Agent, David Joseph, addressed the committee and in response to questions advised that the site would be provided with areas suitable for dog walking. Footpaths would be provided at the north of the site and would link to paths on nearby development areas.

Councillor John Shephard referred to the recent site visit and was reasonably impressed with the construction and local engagement.

**Application A: WNS/2021/0976/MAR**

Councillor John Shephard proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor David James. On being put to the meeting, the proposition was carried unanimously.

**Application B: WNS/2021/0994/MAR**

Councillor John Shephard proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor David James. On being put to the meeting, the proposition was carried unanimously.

**Application C: WND/2021/0460 HARPOLE**

Councillor John Shephard proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor David James. On being put to the meeting, the proposition was carried unanimously.

**RESOLVED:**

That delegated authority be granted to the Assistant Director for Growth, Climate and Regeneration to grant permission for applications A, B & C subject to comments from the Local Highways Authority and Ecology Officer and to conditions as set out in the report.

37. **WNS/2021/1198/MAR Land at Norwood Farm Sandy Lane**

**WNS/2021/1198/MAR Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA. - Land at Norwood Farm Sandy Lane Northampton Harpole**

The Principal Planning Officer, Suzanne Taylor joined the meeting remotely and outlined the application which had been deferred from the December meeting. Following discussions, a height restriction barrier had been added to the entrance. The Committee were advised that the Ecology Officer was now satisfied with the amended plans. It was proposed that there was a minor amendment to a species of pond plant.

Councillor Rosie Herring was happy with the communication between the Parish Council and applicants and hoped it continued. The Principal Planning Officer advised that the applicants were aware that a further planning application may be required in the future.

Councillor David James proposed that officers' advice to approve the application be accepted subject to necessary conditions. The proposition was seconded by

Councillor Enam Haque and on being put to the meeting was declared carried unanimously.

**RESOLVED:**

That authority be delegated to the Assistant Director for Growth, Climate and Regeneration to grant permission subject to the conditions (and any amendments to those conditions as deemed necessary) as set out in the report.

38. **WND/2020/870 - Zone 5, Overstone Leys**

**WND/2021/0870 Reserved matters application (access, appearance, landscaping, layout and scale) for 123 dwellings within Zone 5 pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 18 (Foul Water), Condition 19 (Surface Water), Condition 26 (acoustic report), Condition 36 (bus stops), Condition 37 (travel plan) and Condition 38 (public rights of way) - Resubmission of application DA/2020/1178 - Overstone Leys, Overstone Lane, Overstone**

The Major Projects Officer, Rebecca Grant outlined the reserved matters application which had been re-submitted following refusal in October, for reasons of high density and over development. The applicants had worked closely with the Parish Council and Officers. The number of dwellings had been reduced from 129 to 123 and amendments made to increase the amount of green space. The Parish Council now supported the proposal.

In response to a question from Councillor Humphries, the Major Projects Officer advised that as there was no requirement to meet minimum space standards on the outline application, it could not be required now. However, consideration was being given to including such a requirement on new applications.

Mr Austin spoke on behalf of Overstone Parish Council and Tom Nightingale, the agent addressed the committee.

Councillor Herring noted that Local Government Reorganisation must have made the situation more difficult for the applicant, and thanked them for listening to concerns.

Councillor John Shephard noted that although only six units had been removed, there had been a significant improvement. Councillor Shephard proposed that the officers' recommendation be accepted. The proposition was seconded by Councillor Hill and on being put to the meeting was declared carried unanimously.

**RESOLVED:**

That the Assistant Director for Growth, Climate and Regeneration be given delegated powers to grant planning permission for the development subject to conditions as set out in the report (or amended as necessary) and satisfactory resolution of surface water drainage matters.

39. **WND/2021/0444 - Phase 3, Buckton Fields, Off Brampton Lane, Broughton**

**WND/2021/0444 Reserved matters application (appearance, landscaping, layout and scale) for the development of 262 dwellings including the community facility and apartments within the local centre (Phase 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels – in part), Condition 17 (open space details), Condition 18 (engineering, highway, drainage and landscaping details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey) - Phase 3 Buckton Fields, Off Brampton Lane, Boughton**

The Major Projects Officer Rebecca Grant, outlined the proposal for the 262 dwellings. Within phase 3 of the Buckton Fields Sustainable Urban Extension (SUE) The local centre had been applied for separately.

In response to questions from the Committee, the Major Projects Officer advised that footpaths and cycle ways across the site would link into other areas, including the town centre. Details of rapid vehicle charging points were to be provided and would be commercially provided, with one being provided initially and another two at a later date. Councillor Haque noted that the Parish Council had concerns about the design of the apartments. The Major Projects Officer offered to raise any specific concerns with the applicant if necessary.

Mr Collerson, the agent, addressed the committee.

In response to questions, the agent advised that there would be three blocks of apartments, with two blocks being affordable and one private. With regards to vehicle charging points, the agent advised that the wiring and infrastructure would be provided for each dwelling to enable the occupier to install a charging point if required at a later date.

The design of the apartments was considered to be acceptable.

Councillor John Shephard approved of the amendments made, particularly separating the local centre from the residential site.

Councillor David James proposed that the officers' recommendation be accepted. The proposition was seconded by Councillor Hill and on being put to the meeting was declared carried unanimously.

**RESOLVED:**

That the Assistant Director for Growth, Climate and Regeneration be given delegated powers to grant planning permission for the development subject to conditions as set out in the report and satisfactory resolution of surface water drainage matters.

40. **WND/2021/0769 Land adj the Primary School, Home Farm Drive, Boughton**

**WND/2021/0769 Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to application DA/2011/0666 in relation to the local centre including the discharge of Condition 11 (boundary treatments), Condition 16 (opening hours), Condition 18 (in part – internal site layout and hard/soft landscaping), Condition 27 (electric vehicle charging points) and Condition 28 (protection to trees) - Land adjoining the Primary School, Home Farm Drive, Boughton**

The agent, Mr Davidson, addressed the Committee.

In response to questions from the Committee, the agent advised that one vehicle charging point would be provided immediately, with two others to be provided if necessary. With regards to shop opening hours, it was advised that the planning application requested opening until 11pm. It appeared that the Licensing application made reference to 12pm, although licensing applications had to be applied for by the applicant. The Major Projects Officer advised that other local centres in the area were open until 11pm so this was deemed appropriate.

Councillor David James proposed that the officers' recommendation be accepted. The proposition was seconded by Councillor Pritchard and on being put to the meeting was declared carried unanimously.

**RESOLVED:**

That the Assistant Director for Growth, Climate and Regeneration be given delegated powers to grant planning permission for the development subject to conditions as set out in the report.

*At 4.24pm, the Chair called a 10 minute comfort break in proceedings.*

41. **WNS/2021/1570/MAF Land Adj Park Hall Farm Watling Street Heathencote**

**WNS/2021/1570/MAF Residential development of 211 dwellings with associated access, parking, public open spaces, landscaping and other associated works - Land Adj Park Hall Farm Watling Street Heathencote**

The Principal Planning Officer Daniel Callis, outlined the proposal for the development. Members' attention was drawn to the written updates. Strategic Housing had now removed their objection. Conditions would be imposed regarding the opening of the relief road.

In response to questions from the Committee the Principle Planning Officer advised that the health centre had been deemed as no longer required and a financial contribution would be provided instead. The surgery wished to remain in their present location and extend rather than move to new premises. Regarding affordable housing, the policy requirement was for 40% as the development was in the Towcester confines. The development is CIL Liable, however, the applicant would be

able to apply for an exemption for the Affordable Housing, meaning no CIL would be payable for those units. The development was of a higher density due to the smaller units provided, although there was no compromise on the design of house types. With regards to the designated employment areas, the committee were advised that these could be arranged so that those units adjacent to the residential areas were of a use compatible with residential. Amendments had been made to the design to address the concerns of the Crime Prevention Design Advisor.

Rob Riding, the agent, addressed the Committee.

In response to questions the agent advised that a contribution of £300,000 would be made to the community centre, bringing the total contribution to £1.6million.

Councillor Pritchard proposed that the officers' recommendation be accepted. The proposition was seconded by Councillor Manners and on being put to the meeting was declared carried unanimously.

**RESOLVED:**

That permission be granted subject to conditions as laid out in the report, the receipt of no objection from the Local Highway Authority (TA comments only) and Lead Local Flood Authority and the completion of a Section 106 Agreement.

42. **N/2021/0444 25-35 Crow Lane, Northampton**

**N/2021/0444 Erection of industrial/distribution units (Use Class B2/B8) including ancillary offices and associated access, car parking and landscaping - L & H Polymers Ltd, 25 - 35 Crow Lane, Northampton**

The Principal Planning Officer Adam Walker, outlined the proposal for the development which was on a brownfield site. Officers recommended that permission be granted subject to conditions and the completion of a Section 106 Agreement.

In response to questions from the Committee the Principal Planning Officer advised that there would be separate points of access for the two units. Sustainability requirements were included in the conditions. It was noted that the area was relatively close to an attractive leisure area and the Principal Planning Officer advised that visual assessments had been carried out from various areas in order to assess the impact of the proposal. There was also an extant planning permission on land opposite the site for a steel assembly facility. Environmental protection were content with the mitigation measures proposed to address noise from the site.

Councillor Phil Bignell requested that negotiations with regard to the colour palette of the units continue with the applicant so that they were more in keeping with the area.

Councillor Hibbert proposed that the officers' recommendation be accepted, subject to further discussion regarding the colour palette. The proposition was seconded by Councillor Pritchard and on being put to the meeting was declared carried unanimously.



**RESOLVED:**

That permission be granted subject to conditions as laid out in the report, and the completion of a Section 106 Agreement.

The meeting closed at 5.25 pm

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

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