

South Northamptonshire Local Area Planning Committee

Minutes of a meeting of the South Northamptonshire Local Area Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 10 February 2022 at 2.15 pm.

Present Councillor Stephen Clarke (Chair)
 Councillor Ken Pritchard (Vice-Chair)
 Councillor Anthony S. Bagot-Webb
 Councillor Dermot Bambridge
 Councillor William Barter
 Councillor Maggie Clubley
 Councillor Alison Eastwood
 Councillor Lisa Samiotis

Apologies Councillor Karen Cooper
for
Absence:

Officers Emily Shaw, General Planning Team Manager
 Daniel Callis, Principal Planning Officer (For WNS/2021/1973/MAF)
 Justin Price-Jones, Planning Solicitor
 Richard Woods, Democratic Services Officer

40. Declarations of Interest

There were no declarations of interest.

41. Minutes

The minutes of the meeting of the Committee held on 13 January 2022 were agreed as a correct record and signed by the Chair.

42. Chair's Announcements

There were no announcements from the Chair.

43. Proposed Pre-Committee Site Visits

The General Planning Team Manager provided a verbal update and recommended that the committee undertake a site visit on Tuesday 8 March 2022 in respect of application WNS/2021/1331/MAF for the proposed construction of a two storey extension to existing food processing facility (Use Class B2), with ancillary plant

building, including part demolition and all associated works and infrastructure at Avara Foods Ltd, Willow Road, Brackley.

Resolved

- (1) That a pre-committee site visit be held in respect of WNS/2021/1331/MAF at Avara Foods Ltd, Willow Road, Brackley on Tuesday 8 March 2022.

44. Burcote Road, Towcester, NN12 6FN

The Committee considered application WNS/2021/1973/MAF for 14 maisonettes (C3) part-retrospective at Burcote Road, Towcester, NN12 6FN for Bellway Homes and BNP Paribas Depository Services.

There were no public speakers on this item.

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

Resolved

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/1973/MAF subject to:

1. No objection from the lead local flood authority, external funding partnership and clinical commissioning group, and
2. The completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the following (and any amendments as deemed necessary):
 - a) Provision of 40% affordable housing on site
 - b) Payment of a financial contribution towards off site sports and recreation provision in the locality of £1,654.60 (index linked)
 - c) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £980.00 (index linked)
 - d) Payment of a financial contribution towards educational infrastructure [TBC] (index linked).
 - e) Payment of a financial contribution towards library infrastructure of £1,526.00 (index linked).
 - f) Payment of a financial contribution towards primary health care provision [TBC] (index linked)
 - g) Payment of the Council's monitoring costs of £1,000.00.
3. The following conditions set out below (and any amendments to those conditions as deemed necessary);

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved plans

1. 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:
 - Drawing No. 14053-505 rev B (site location plan)
 - Drawing No. PL01 rev F (site plan)
 - Drawing No. BHSM/INC RESI 01 rev P3 (proposed plans and elevations - units 1-4)
 - Drawing No. BHSM/INC RESI 02 rev P3 (proposed plans and elevations - units 1-4)

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

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Noise mitigation

2. Prior to the buildings being made watertight, a scheme for protecting the proposed dwellings/maisonettes from noise sources affecting the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include any mitigation required to achieve the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings/maisonettes to which the scheme relates are occupied.

Reason : To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with advice in the NPPF (section 15) and Policy SS2 of the South Northamptonshire Local Plan.

Surface water management strategy

3. Prior to the buildings being made watertight, a surface water management strategy shall be submitted to and approved in writing by the Local Planning Authority. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason : To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 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.

Meter boxes

4. Prior to the buildings being made watertight, full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority. 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 Policy SS2 of the South Northamptonshire Local Plan.

EV charging

5. Prior to the buildings being made watertight, a scheme for the provision of electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, that scheme shall be implemented in full prior to first occupation.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Landscaping

6. 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 first occupation of the development. 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

Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Boundaries

7. Full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure, in respect of those dwellings which are intended to be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

External lighting

8. Details of the external lighting, including the design, position, orientation and any screening of the lighting, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed prior to first occupation and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government advice in The National Planning Policy Framework.

Cycle stores

9. 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 details to be first submitted to and approved in writing by the Local Planning Authority. 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.

Fire hydrant

10. The development shall provide 1 fire hydrant within the site. Full details of the fire hydrant shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling/maisonette. Thereafter and

prior to the first occupation of the development, the fire hydrant shall be provided in accordance with the approved details and retained as such thereafter.

Reason : To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy Framework.

Parking and access to be provided

11. The proposed access and parking areas shall be provided in accordance with the approved plans before first occupation of the development hereby permitted.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Solar PV panels

12. Prior to first occupation of each individual building, the solar PV panels shown on the approved plans shall be installed and commissioned.

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

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Landscaping maintenance

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out before the end of the first planting and seeding seasons following the first occupation of the building(s) 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 SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Unexpected contamination

14. 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.

Removal of permitted development rights for boundaries

15. Notwithstanding the provisions of Class A of Part 2, 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 gate, fence, wall or other means of enclosure shall be erected, constructed or placed within the site or along the boundaries of the site, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the character of the development and area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

45. Urgent Business

Councillor Ken Pritchard raised a number of points in respect of arrangements for the Chair's Briefing, and requested it be recorded in the minutes his view that both the Chair and Vice Chair should receive adequate notice of the briefings being scheduled, and further added that these briefings were a vital opportunity to identify and resolve any outstanding issues prior to matters bring brought before the full Committee.

In response to the point raised, the General Planning Team Manager advised that arrangements for the Chair's briefing had now been finalised for the remaining meetings of the current municipal year, and that diary invites had now been sent to all parties who were expected to attend.

The meeting closed at 2.48 pm

Chair: _____

Date: _____