



## **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 12 May 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 Karen Cooper Councillor Alison Eastwood Councillor Lisa Samiotis
Officers	Emily Shaw, General Planning Team Manager Tom Ansell, Principal Planning Officer (For Minute Items 61-64) Samuel Dix, Principal Planning Officer (For Minute Item 60) Surinder Atkar, Planning Solicitor Richard Woods, Democratic Services Officer

### **57. Declarations of Interest**

#### **64. Manor Farm Passenham**

Cllr Ken Pritchard, Declaration, as the resident of a nearby village would abstain from the vote on this item.

### **58. Minutes**

The minutes of the meeting of the Committee held on 7 April 2022 were agreed as a correct record and signed by the Chair.

### **59. Chair's Announcements**

The Chair made the following announcements:

1. That under the Openness of Local Government Bodies Regulations 2014, 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. Members of the public were requested not to call out during the Committee's discussions on any item.

3. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
4. That it be requested that any devices be switched off or onto silent mode.
5. For the benefit of those attending virtually, speakers must speak clearly into the microphone when addressing the Committee.

60. **Runway west of Forest Road, Piddington**

The Committee considered application WNS/2022/0154/FUL for the retrospective change of use from agricultural to grass runway with associated facilities for use as a microlight airfield at Forest Road, Piddington for Mr Chambers.

Local residents Tracy Barwick, Marius Wooley, Victoria Mitson and Megan Ward each addressed the Committee in objection to the application, on the grounds of noise disturbance, concerns over the impact on local walking and equestrian routes, the frequency of aviation traffic, the number of days per year permitted for aviation traffic, the type of aviation traffic to make use of the site, and the size and nature of planned future aviation events on the site.

Councillor Fiona Cole, local ward member for Hackleton and Grange Park, addressed the Committee in objection to the application and summarised the points raised by the objectors.

A written statement from Jemma Pearce of the Salcey Forest Riders, objecting to the application on the grounds of possible equestrian disturbance and associated safety risks, was read out to the Committee.

Local supporters Clark Smith-Stanley and John Tindall each addressed the Committee in support of the application and sought to provide explanations regarding the points raised by the objectors. This covered the use of the site, the purpose and uses of the circuit pattern for joining and departing aircraft, the prevailing winds and likely routing for arriving and departing aircraft and how this could alter potential noise disturbance.

Mark Carter, the Agent for the Applicant, addressed the Committee in support of the application and sought to provide explanations regarding the proposed uses of the site, anticipated aircraft traffic, proposed days of use and anticipated types of visiting aircraft. Mr Carter also stated that Conditions 6 and 7 could have a negative impact on pilot performance and human factors therefore jeopardising the safety of aviation activities and suggested that these conditions be revisited in negotiations with the applicant. In response to further questions from the Committee, Mr Carter stated that the aviation activities and events on the site were strictly recreational and were not a commercial operation.

Caroline Moore and James Head of the Civil Aviation Authority were also in attendance to provide input on any technical aviation matters in their capacity as the statutory regulator of civil aviation in the United Kingdom.

It was proposed by Councillor Karen Cooper and seconded by Councillor Anthony Bagot-Webb that a decision on application WNS/2022/0154/FUL be deferred for the purpose of a Committee site visit in order to assess the likely impact on the nearby paddocks, equestrian routing and nearby bridleways and the likely noise impact on nearby residential dwellings and the wider settlement area.

The motion was put to the vote with eight votes cast in favour of the proposal and one vote cast against, therefore the motion was carried.

**Resolved**

- (1) That a decision on application WNS/2022/0154/FUL be deferred for the purpose of a Committee site visit.

**61. Royal Air Force Croughton**

The Committee considered application WNS/2021/1564/MAF for the creation of a new base main gate, including formation of new access onto the B4031 and the erection of associated buildings including a visitor centre, guard house and large vehicle inspection area at RAF Croughton, NN13 5NQ for the Defence Infrastructure Organisation.

Alison Dornan, Senior Estates Surveyor at RAF Croughton, addressed the Committee in support of the application.

The Case Officer added that should the Committee resolve to delegate authority to approve the application, the permission would not be issued until it had been reviewed by the Secretary of State for Levelling Up, Housing and Communities.

It was proposed by Councillor Anthony Bagot-Webb and Seconded by Councillor Dermot Bambridge that the application be approved as per the officer's recommendations. The motion was put to the vote with nine votes cast in favour of the proposal and none cast against, therefore the motion was carried.

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

**Resolved**

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/1564/MAF subject to the following conditions set out below (and any amendments to those conditions as deemed necessary):

**CONDITIONS**

### **Time Limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with 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.

### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

- Site Location Plan [Drg No. 381015-MMD-00-XX-DR-C-1235 Rev P03] received 16<sup>th</sup> September 2021
- Main Gate - Planning, General WNS/Planning Applications/Permitted Development Areas [Drg No. 381015-MMD-00-XX-DR-C-1240 Rev P3] received 16<sup>th</sup> September 2021
- Main Gate - Planning, General Arrangement, PRoW and Diversion [Drg No. 381015MMD-00-XX-DR-C-1241 Rev P2] received 16<sup>th</sup> September 2021
- Main Gate - B4031 Junction Layout [Drg No. 381015-MMD-00-XX-DR-C-1250 Rev P04] received 8<sup>th</sup> October 2021
- LVIS - Proposed Ground Floor Plan [Drg No. 381015-MMD-00-GF-DR-A-2100 Rev P7] received 16<sup>th</sup> September 2021
- LVIS - Proposed Roof Plan [Drg No. 381015-MMD-00-RF-DR-A-2400 Rev P2] received 16<sup>th</sup> September 2021
- LVIS - Proposed Elevations [Drg No. 381015-MMD-00-XX-DR-A-2200 Rev P7] received 16<sup>th</sup> September 2021
- Guard House - Proposed Ground Floor Plan [Drg No. 381015-MMD-00-GF-DR-A-3100 Rev P6] received 16<sup>th</sup> September 2021
- Guard House - Proposed Canopy Elevations, Section and Roof Plan [Drg No. 381015MMD-00-XX-DR-A-3400 Rev P3] received 16<sup>th</sup> September 2021
- Guard House - Proposed Gatehouse Elevations and Finishes Schedule [Drg No. 381015MMD-00-XX-DR-A-3300 Rev P6] received 16<sup>th</sup> September 2021
- Guard House – Proposed Gatehouse Area & Roof Plan & Sections [Drg No. 381015MMD-00-XX-DR-A-3200 Rev P6] received 16<sup>th</sup> September 2021
- ID Booth - Proposed Elevations [Drg No. 381015-MMD-00-XX-DR-A-3500 Rev P2] received 16<sup>th</sup> September 2021
- Overwatch - Proposed Plans, Elevations and Section [Drg No. 381015-MMD-00-GF-DRA-4100 Rev P7] received 16<sup>th</sup> September 2021

- Visitor Centre - Proposed Ground Floor Plan [Drg No. 381015-MMD-00-GF-DR-A-1100 Rev P6] received 16<sup>th</sup> September 2021
- Visitor Centre - Proposed Roof Plan and Area Plan [Drg No. 381015-MMD-00-XX-DR-A1150 Rev P1] received 16<sup>th</sup> September 2021
- Visitor Centre - Proposed Elevations 1 of 2 [Drg No. 381015-MMD-00-XX-DR-A-1200 Rev P6] received 16<sup>th</sup> September 2021
- Visitor Centre - Proposed Elevations 2 of 2 [Drg No. 381015-MMD-00-XX-DR-A-1201 Rev P6] received 16<sup>th</sup> September 2021
- NVC Grassland Survey [Doc Ref: 412155BA01 | 001 | A - FIRST DRAFT] received 16<sup>th</sup> September 2021
- Arboricultural Report [Doc Ref: 381015-013 | D] and specifically Tree Protection Plans 381015-MMD-00-XX-DR-C-1210 to 381015-MMD-00-XX-DR-C-1212 contained in Appendix C, received 16<sup>th</sup> September 2021
- Flood Risk Assessment [Doc Ref: 381015 | 001 | D] received 16<sup>th</sup> September 2021
- Preliminary Ecological Report [Doc Ref: 100381015 | 005 | C] received 16<sup>th</sup> September 2021
- Preliminary Ecological Report Addendum Rev A received 25<sup>th</sup> April 2022
- External Lighting Design - Lighting Assessment [Doc Ref: 381015 | 009 | A] received 16<sup>th</sup> September 2021
- Geotechnical and Geo-environmental Desk Study [Doc Ref: 381015-017 | B] and Appendices A and B, received 16<sup>th</sup> September 2021
- RAF Croughton Transport Statement Rev C and all drawings contained in Appendix D 'Proposed Site Access' Pages 91 - 95, received 18<sup>th</sup> March 2022
- RAF Croughton Signalised Junction Stage 1 Road Safety Audit Document 287864-TPNITD-697-B received 18<sup>th</sup> March 2022
- RAF Croughton Stage 1 Road Safety Audit Designer's Response received 25<sup>th</sup> April 2022

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. PLACEHOLDER ECOLOGY CONDITIONS – COMPLIANCE WITH REPORT(S) CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES.
4. PLACEHOLDER ECOLOGY CONDITION – COMMENCE WORK OR DO NEW SURVEY

#### **Land Contamination – Intrusive Investigation**

5. A potential risk from contamination has been identified within the Geotechnical and Geo-environmental Desk Study [Doc Ref: 381015-017 | B] and its appendices received 16<sup>th</sup> September 2021, and as such no part of the development hereby permitted shall take place until:
- a) a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present has been carried out;
  - b) the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
  - c) both a) and b) above has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### **Land Contamination – Remediation**

6. If contamination is found by undertaking the work carried out under condition 5, then no development hereby permitted shall take place until
- a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
  - b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Archaeology**

7. Prior to the commencement of the development the applicant will secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined

and recorded and the results made available, in accordance with NPPF Paragraph 205.

### **Tree Protection**

8. No development shall take place until the existing tree(s) to be retained as listed in Table 3.1 of the Arboricultural Report [Doc Ref: 381015-013 | D] received 16<sup>th</sup> September 2021 have been protected in accordance with the Tree Protection Plans in Appendix C [see below] and the Tree Protection Measures set out in Appendix D:

- Drawing 381015-MMD-00-XX-DR-C-1210 Rev P2 [Sheet 1 of 3] •
- Drawing 381015-MMD-00-XX-DR-C-1211 Rev P3 [Sheet 2 of 3]
- Drawing 381015-MMD-00-XX-DR-C-1212 Rev P3 [Sheet 3 of 3]

...unless, prior to the commencement of any development, the trees are otherwise protected in the following ways listed below, unless a further alternative is first agreed in writing by the Local Planning Authority:

- a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multistemmed trees 10 times the trunk diameter just above the root flare.
- b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
- c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development [and / or demolition] and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
- d) 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

**Drainage Information [Surface Water & Foul Sewage]**

- 9. Before any above ground works commence a scheme for the provision and implementation of surface water drainage **and** foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the buildings/dwellings hereby approved.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy SS2 of the South



Northamptonshire Local Plan Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

### **Construction Method Statement**

10. No development shall take place, other than works that are permitted development as defined by Part 19 of Schedule 2 of the General Permitted Development Order, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for 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;

The approved Construction Method Statement 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.

### **Brick Samples**

11. The external walls of all buildings shown as being finished in brick (including the visitor's centre and the lean-to extension on the LVIS building) shall be constructed in brickwork, of a type, colour, texture, face bond and pointing which is in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the commencement of the brickwork. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 and Government guidance contained within the National Planning Policy Framework.

### **Roofing Material Samples**

12. Samples of all roofing materials (including ridge tiles if applicable) for all buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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 Policy SS2 of the South Northamptonshire Local Plan.

### **Schedule of materials [metal cladding]**

13. A schedule of materials, including samples or photographs of the proposed materials to be used in the external walls of all buildings finished in metal cladding (including the LVIS) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. 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 and Government guidance contained within the National Planning Policy Framework.

### **Architectural Detailing [Visitor Centre]**

14. Notwithstanding the submitted details, further details of the construction and finishes, including sections, of the proposed windows and doors and their surrounds, rainwater goods, eaves and verges of the visitor's centre, to a scale no less than 1:5, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the new works are sympathetic to the contemporary character and appearance of the building, and to accord with policy SS2 of the Local Plan Part 2.

### **Landscaping**

15. 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, **to be submitted in conjunction with Conditions 8 and 18**

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. 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.

### **Unexpected Contamination**

16. In the event that contamination to land and/or water is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. No development shall continue until a risk assessment has been carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.
  - Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.
  - Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.
  - Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

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.

### **Highway Improvement / Junction Details [Grampian Condition]**

17. No development shall take place in respect of the new junction until full construction and layout details for the widened carriageways, footpaths, traffic islands and signals and lane markings, signposts and all relevant traffic furniture been provided in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. This submission must show that it has fully addressed the problems highlighted in document 381015-024-A RAF Croughton Stage 1 RSA Designers Response received 25<sup>th</sup> April 2022. The junction shall then be delivered in accordance with the approved details prior to any of the building(s) within the site, including the LVIS and visitor's centre, being brought into use.

Reason : To accord with Government Guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan which requires that development shall have a satisfactory means of access and in the interests of highway safety and the convenience of users of the adjoining highway. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

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

### **Land Contamination – Verification**

18. If remedial works have been identified in condition 5, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 6. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is 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.

### **EV Charging for Visitor's Centre**

19. The visitor's centre shall not be brought into use until the base has provided existing visitor car parking areas located within its curtilage with EV charging infrastructure, specifically DC fast-charging equipment or equivalent providing for no lesser standard of efficiency. One EV-dedicated parking bay shall be provided for every 10 parking bays (or part thereof) provided within the visitor's centre car park.

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.

**CONDITIONS TO BE COMPLIED WITH AT ALL TIMES**

### **Maintenance of Landscaping**

20. All planting, seeding or turfing shown in the approved landscaping plan shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, 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 Policy SS2 of the South Northamptonshire Local Plan.

### **Compliance with ecology report:**

21. The development hereby permitted shall be carried out in accordance with the mitigation, conclusions and enhancements in section 3 of the Preliminary Ecological Appraisal Addendum by Mott MacDonald, dated 19th April 2022, 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.

### **Pre-commencement check:**

22. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.

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.

#### **Working Method Statement for reptiles**

23. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a working method statement for reptiles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the working method statement shall be carried out in accordance with the approved details.

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.

#### **Submission of LEMP**

24. Prior to the 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. The LEMP should include details of;

- a) Biodiversity Net Gain Assessment
- b) The location of where habitats will be created/enhanced
- c) Type of habitats to be created/enhanced and how these will be created/enhanced
- d) Corn Parsley (*Petroselinum segetum*) Translocation Strategy
- e) Habitat management over 30 years to achieve and maintain target condition

Thereafter, the LEMP shall be carried out in accordance with the approved details.

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.

**Species to be of UK provenance**

25. 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.

**62. Land off Leather Lane, Middleton Cheney**

The Committee considered application WNS/2021/0931/MAO for outline planning permission for up to 21 dwellings and associated landscaping and parking, with all matters reserved except access at Land off Leather Lane, Middleton Cheney for Lagan Homes Limited.

Seth Williams, the Agent for the Applicant, addressed the Committee in support of the application.

It was proposed by Councillor Ken Pritchard and Seconded by Councillor Anthony Bagot-Webb that the application be approved as per the officer's recommendations. The motion was put to the vote with six votes cast in favour of the proposal and three cast against, therefore the motion was carried.

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

**Resolved**

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission to application WNS/2021/0931/MAO subject to:
1. 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) Payment of a financial contribution towards off-site amenity green space and natural and semi-natural green space of £9,531.46
    - b) Payment of a financial contribution towards off-site playing fields and associated equipment of £924.70 per dwelling (index linked)
    - c) Payment of a financial contribution towards off-site children's play area and space for young people of £23,824.95
    - d) Payment of a financial contribution towards off-site allotment provision or enhancement of £1,390.19 (assuming local facilities or opportunities can be identified)

- e) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £70 per dwelling (index linked)
  - f) Payment of a financial contribution towards educational infrastructure (early years (if needed) and primary) serving the development based upon multipliers that depend upon the numbers of bedrooms provided, as noted in the report above (Paragraphs 8.61 and 8.64)
  - g) Payment of a financial contribution towards library infrastructure serving the development based upon multipliers that depend upon the numbers of bedrooms provided, as noted in the report above (Paragraph 8.60)
  - h) Payment of a financial contribution towards primary health care provision for the development; contribution of £10,676.50
  - i) Payment of the Council's monitoring costs of £1000
2. The following conditions as set out below (and any amendments to these conditions as deemed necessary):

### CONDITIONS

#### TIME LIMIT & GENERAL IMPLEMENTATION CONDITIONS

##### Time Limit (outline)

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

##### Reserved matters

2. Details of the layout, scale, appearance and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason : To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

##### Compliance with Plans

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
- Drawing 02 'Location Plan 1:1250' received 28<sup>th</sup> June 2021
  - Drawing A114668 - PRJ01-TTE-00-ZZ-DR-O- 00009 [existing access arrangement] received 25<sup>th</sup> January 2022
  - A114668 - PRJ01-TTE-00-ZZ-DR-O- 00010 [proposed access arrangement] received 25<sup>th</sup> January 2022



- Drawing 01 Rev F 'Site Plan 1:500' received 10<sup>th</sup> February 2022
- Drawing 05 'Parameters Plan' received 14<sup>th</sup> February 2022
- Document 10664\_AIA.001 Rev A Arboricultural Impact Assessment prepared by Aspect Arboriculture, dated June 2021, received on 28<sup>th</sup> June 2021
- Ecological Appraisal prepared by Aspect Ecology, dated April 2021 and received 28<sup>th</sup> June 2021
- Document 'Surface Water Drainage Strategy' reference 784-AA114668 prepared by Tetra Tech, dated September 2021 and received 21<sup>st</sup> September 2021

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Accord with Ecological Survey

4. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in section 6 Ecological Appraisal, by Aspect Ecology, 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.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL

OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Protected species check

5. A maximum of two months prior to the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.

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.

Landscape and Ecological Management Plan (LEMP)

6. Prior to first 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 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.

7. 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; The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- g) 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.

Construction management plan

8. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities; vi) measures to control the emission of dust and dirt during construction; vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

**9. Possible condition – to be confirmed by LLFA: Details of surface water drainage scheme**

**EXAMPLE WORDING:**

No development shall take place until a detailed design of 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 should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme 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 and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
- c) Confirmation that the receiving highway drain is in a suitable condition and has the capacity to accept the proposed flow of 1.6 l/s wheel washing facilities;

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

**10. Possible condition – to be confirmed by LLFA: Surface water drainage management scheme**

**EXAMPLE WORDING:**

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.

Details of access/turning head alterations

11. Prior to the commencement of the development, details of the proposed construction, materials and surfacing of the access road into the site and its junction with Leather Lane, including all alterations required to the turning head within Leather Lane and the affected Public Rights of Way, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before first occupation of the dwellings and thereafter permanently maintained as such.

Reason - To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Local Plan.

Trees

12. No development shall take place until the existing tree(s) to be retained have been protected in accordance with the Tree Protection Plan (Appendix C of the Arboricultural Impact Assessment prepared by Aspect Arboriculture, dated June 2021 and received by the Local Planning Authority 28th June 2021) **and** a detailed Arboricultural Method Statement as recommended by **Paragraph 6.1.1** of the same report, which shall be submitted to and approved in writing by the Local Planning Authority. Any barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until all equipment machinery and surplus material has 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Archaeology

13. In line with the recommendations of the Archaeological Desk-based Assessment prepared by Orion Heritage Ltd and dated May 2021, and received 28<sup>th</sup> June 2021, no development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- I. fieldwork in accordance with the agreed written scheme of investigation;
- II. post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- III. completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Unexpected land 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

Fire hydrants

15. Full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced 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.

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

16. **Possible condition – to be confirmed by LLFA: Verification reports re drainage**

EXAMPLE WORDING

No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, dated April 2020 prepared by Flood Risk UK 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) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason – To ensure the installed Surface Water Drainage System is satisfactory, complies with policy SS2 of the Development Plan, and is accordance with the approved reports for the development site.

EV Charging Points

- 17. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

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.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of PD rights – extensions [enlargements only]

- 18. Notwithstanding the provisions of Classes A-D inclusive of Part 1 of 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 enlargement of any dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that the amenities of the adjacent occupiers are not adversely affected in accordance with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

Removal of PD rights – fencing/walls/gates etc

- 19. 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 in any location, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : To ensure that visibility and the openness across the site is protected in the interests of public and visual amenity in accordance with policy SS2 of the Local Plan and Government guidance contained within the National Planning Policy Framework.

#### **Prohibited working hours during construction**

- 20. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 07.30 to 18.00 Monday to Friday

and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours.

Use of native species

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.

22. Prior to the commencement of construction activities, a surface water drainage scheme for the site, based on the approved Drainage Strategy-Lagan Homes Ltd dated September 2021(784-AA114668) shall be submitted to the local planning authority for approval in writing. The details of the scheme shall include:

- a. detailed designs of all elements of the proposed drainage system, to include, diameters, invert and cover levels, gradients, dimensions. etc.,) This shall also include pipes, inspection chambers, outfalls/inlets and attenuation structures.
- b. full and appropriately cross-referenced supporting drainage calculations.
- c. cross sections of the control chambers (including site specific levels in mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

23. No development shall take place until a detailed scheme for the ownership and maintenance for 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. The details shall include the following:

- a) Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.
- b) The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- c) A site plan including access points, maintenance access easements and outfalls.

- d) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- e) Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development.

24. No occupation shall take place until a Verification Report for the installed surface water drainage scheme for the site based on approved scheme shown in Drainage Strategy-Lagan Homes Ltd dated September 2021(784-AA114668) be 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) Results of any Performance testing undertaken as a part of the application process (if
- d) required / necessary)
- e) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges, etc
- f) CCTV Confirmation that the system is free from defects, damage and foreign objects.

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

- (2) The statutory determination period for this application expires on Friday 13<sup>th</sup> May 2022. If the Section 106 agreement/undertaking is not completed and the permission is not able to be issued by this date and no extension of time has been agreed between the parties, it is further recommended that the Assistant Director – Growth, Climate and Regeneration is given delegated authority to refuse the application for the following reason:

- 1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposal provides for facilities, infrastructure or affordable housing provision that would be required as a result of the development. This is to the detriment of both existing and proposed residents and contrary to Policy INF2 of the adopted West Northamptonshire Joint Core Strategy. Policy INF2 permits new developments only where the on and off-site infrastructure necessary to support it and mitigate its impact can be provided through a reliable mechanism (such as a unilateral undertaking or other form of Section 106 legal agreement).



**63. Land at Waters Lane, Middleton Cheney**

The Committee considered application WNS/2021/1815/MAR for an application for reserved matters consent for layout, scale, appearance, landscaping and access in respect of a residential development comprising of 54 dwellings (pursuant to the outline planning permission (S/2020/0441/MAO) at Waters Lane, Middleton Cheney for Mulberry Homes.

Carl Scott, the Agent for the Applicant, addressed the Committee in support of the application and answered a number of technical questions regarding the appointment of a management company in order to manage the development once completed.

In response to questions from the Committee regarding the necessity to appointment a management company, the General Planning Team Manager explained that officers could approach Middleton Cheney Parish Council and enquire as to whether they could take some responsibility for the management of the estate once completed, however this would be a choice for the Parish Council to make and there would be no enforceable obligation on it to agree to do so.

It was proposed by Councillor William Barter and seconded by Councillor Karen Cooper that application WNS/2021/1815/MAR be approved as per the officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal with none against, therefore the motion was carried.

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

**Resolved**

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission to application WNS/20211815/MAR subject to:

1. Any further concerns, comments or objections raised by consultees or third parties being noted and, if necessary, addressed either through amendments to the scheme or through additional conditions to be agreed and submitted prior to the issuing of the decision.
2. The following conditions (and any amendments to those conditions as deemed necessary):

**CONDITIONS**

**TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS**

**Compliance with Plans**

1. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

- N1677 001a Site Location Plan received 27<sup>th</sup> October 2021
- N1677 008j Planning Layout received 4<sup>th</sup> May 2022
- N1677 300c Site Sections received 19<sup>th</sup> April 2022
- N1677 400d Affordable Housing Plan received 4<sup>th</sup> May 2022
- N1677 401d Building Regs Cat Plan received 4<sup>th</sup> May 2022
- N1677 600f Materials Plan received 4<sup>th</sup> May 2022
- N1677 700e Boundary Treatments Plan received 4<sup>th</sup> May 2022
- GI1611 Landscape Management Plan Issue 2 received 14<sup>th</sup> October 2021 [Appendix A SUPERSEDED]

The following house types contained within document 'n1677\_Middleton Cheney House Types\_2022 04 19.pdf' received 19<sup>th</sup> April 2022:

- N1677 100-01a Bungalow 1 Elevations
- N1677 100-01a Bungalow 1 Floorplans
- N1677 100-00 1-bedroom Maisonette Elevations and Floorplans
- N1677 100-00a Kingbury AS [Brick] Elevations and Floorplans
- N1677 100-00a Kingbury OP [Brick] Elevations and Floorplans
- N1677 100-00b Kingbury AS [Stone] Elevations and Floorplans
- N1677 100-00b Kingbury OP [Stone] Elevations and Floorplans
- N1677 100-00a Kingbury AS [Stone frontage] Elevations and Floorplans
- N1677 100-00a Kingbury OP [Stone frontage] Elevations and Floorplans
- N1677 100-00a Shipley AS [Brick] Elevations and Floorplans
- N1677 100-00a Shipley OP [Brick] Elevations and Floorplans
- N1677 100-00a Shipley AS [Stone] Elevations and Floorplans
- N1677 100-00a Shipley OP [Stone] Elevations and Floorplans
- N1677 100-01a Abington AS [Brick] Elevations
- N1677 100-02a Abington AS [Brick] Floorplans
- N1677 100-01b Bungalow 2 [Stone frontage] Elevations
- N1677 100-02a Bungalow 2 [Stone frontage] Floorplans
- N1677 100-00 Rockingham AS [Brick] Elevations and Floorplans
- N1677 100-00 Rockingham OP [Brick] Elevations and Floorplans
- N1677 100-01a Warwick AS [Brick] Elevations
- N1677 100-02a Warwick AS [Brick] Floorplans
- N1677 100-01a Warwick OP [Stone] Elevations
- N1677 100-02a Warwick OP [Stone] Floorplans
- N1677 100-01b Humberstone AS [Stone] Elevations
- N1677 100-02a Humberstone AS [Stone] Floorplans
- N1677 100-01b Humberstone OP [Stone] Elevations
- N1677 100-02b Humberstone OP [Stone] Floorplans
- N1677 100-01a Richmond AS [Brick] Elevations
- N1677 100-01a Richmond AS [Stone] Elevations
- N1677 100-02 Richmond AS [Brick/Stone] Floorplans
- N1677 100-01b Sandringham OP [Brick] Elevations
- N1677 100-02b Sandringham OP [Brick] Floorplans
- N1677 100-01a Salcey AS [Stone frontage] Elevations
- N1677 100-01a Salcey AS [Stone] Elevations
- N1677 100-02a Salcey AS [Stone & Stone frontage] Floorplans

- N1677 100-01 Welland OP [Stone] Elevations
- N1677 100-01 Welland OP [Stone frontage] Elevations
- N1677 100-02 Welland OP [Stone & Stone frontage] Floorplans
- N1677 100-01a Oakwell AS [Stone] Elevations
- N1677 100-02a Oakwell AS [Stone] Floorplans
- N1677 100-01a Oakwell OP [Stone] Elevations
- N1677 100-02a Oakwell OP [Stone] Floorplans
- N1677 100-01a Earlswood AS [Stone] Elevations
- N1677 100-02a Earlswood AS [Stone] Elevations
- N1677 100-01b 1B2P Apartments [Stone & Brick] Elevations
- N1677 100-01-01 1B2P Apartments [Stone & Brick] Floorplans [Ground/First]
- N1677 100-01-02a 1B2P Apartments [Stone & Brick] Floorplans [Second]
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And the following garage types contained within the 'Garage Pack' document received 4<sup>th</sup> May 2022:

- N1677 100/SG1-01 Single Garage (SG1) Brick
- N1677 100/DG1-01 Rev A Double Garage (DG1) Brick [two singles joined]
- N1677 100/DG2-01 Rev A Double Garage (DG1) Brick [one double]

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

2. No dwelling shall be constructed above slab level until full elevational details of a typical brick boundary wall and typical stone boundary wall (including how they respond to changes in ground level where applicable) have been submitted to and approved in writing by the Local Planning Authority. These details shall include how the walls will be capped, and also include details on coursing/mortar work if finished in natural ironstone. Such means of enclosure 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 Part 2 Local Plan. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

3. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to private drives/shared driveways,

parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

4. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, any dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. 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 Part 2 Local Plan.

5. The external walls of the dwellings identified on drawing 'N1677 600e Materials Plan' received 19th April 2022 to either be entirely finished in stone or have stone frontages, as well as the boundary treatments proposed in stone on drawing 'N1677 700d Boundary Treatments Plan' received 19th April 2022, shall be constructed in natural weathered ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 and Government guidance contained within the National Planning Policy Framework.

6. The external walls of the dwellings identified on drawing 'N1677 600e Materials Plan' received 19th April 2022 to be finished in brick and the boundary treatments identified on drawing 'N1677 700d Boundary Treatments Plan' received 19th April 2022 as being finished in brick shall be constructed in brickwork, of a type, colour, texture, face bond and pointing which is in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the commencement of the brickwork. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a

distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 and Government guidance contained within the National Planning Policy Framework.

7. Samples of the roofing materials (including ridge tiles) to be used in the covering of the roofs of all dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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 and Government guidance contained within the National Planning Policy Framework

8. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of all dwellings (including the apartment block) shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. 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 Part 2 Local Plan.

9. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, private drives, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

10. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

11. The site shall be landscaped in accordance with drawing GL1611 01C Soft Landscape Proposals received 5<sup>th</sup> May 2022, unless an alternative scheme is submitted prior to the development progressing above slab level or such alternative time frame as agreed by the developer and the Local Planning Authority. If an alternative scheme for landscaping the site is submitted, this shall include:
- a) details of all proposed tree, shrub and hedgerow planting/reinforcement 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,

The approved alternative 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.

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

12. The soft landscaping shown on drawing GL1611 01C Soft Landscape Proposals received 5<sup>th</sup> May 2022, or any alternative landscaping scheme approved by condition 11, shall be maintained in accordance with document GL1611 Landscape Management Plan received 19<sup>th</sup> October 2021 [Appendix A of this management plan will be superseded by the landscaping scheme eventually approved by condition 11] unless, prior to occupation of the development, an alternative schedule of landscape maintenance for a minimum period of 5 years is submitted to and approved in writing by the Local Planning Authority. The alternative schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved alternative schedule unless otherwise approved in writing by the Local Planning Authority.

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 Government guidance contained within the National Planning Policy Framework.

13. The garages/parking spaces/turning areas, including the parking courts, shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

14. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

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) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed in any position that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain an open character free of visual clutter to the benefit of the character and appearance of the development and rural context of the site, in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

16. Notwithstanding the provisions of Classes [A-D (inc)] of Part 1 of 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 enlargement, alteration or improvement of any of the following house types 'Bungalow 2', 'Rockingham' and 'Warwick' as identified on drawing 'N1677 008i Planning Layout' received 19th April 2022 shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : To ensure the smaller market housing units remain of a commensurate scale, in order to preserve a suitable housing mix across the site, and to safeguard the amenities of future occupiers in accordance with Policies SS2 and LH10 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

17. Notwithstanding the details shown on drawing N1677 008j (Planning Layout) and drawing N1677 700e (Boundary Treatments Plan), full details of the means of enclosures proposed to secure the gardens of 6, 8, 10, and 16 Waters Lane and 15 Thenford Road shall be submitted to and approved in writing by the Local Planning Authority prior to those works commencing. Such approved means of enclosure, in respect of those dwellings which are intended to be given additional garden land, shall be erected prior to the first occupation of plots 40 – 52 inclusive as shown on drawing N1677 008j (Planning Layout).

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.

18. Prior to the commencement of plots 45 – 50 (the apartment block), further details of the cycle store and refuse/bin store serving this building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevational drawings, materials/finish and security measures (for the cycle store). The storage facilities shall thereafter be provided in accordance with the approved details before the building to which they relate is first occupied.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.

19. Details of the external lighting/security lighting including the design, position, orientation and any screening of the lighting for all plots, including the apartment block, and the two parking courts, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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

**64. Manor Farm, Passenham**

The Committee considered application WNS/2021/1797/MAF for the relocation of the existing Manor Farm farmyard and conversion of existing buildings at Manor Farm to three dwellings with associated works at Manor Farm, Passenham, MK19 6DQ for The Parks Trust.



Nicola Thompson, the Agent for the Applicant, addressed the Committee in support of the application and addressed a number of technical points with regards to traffic management and the management of slurry from the site.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Alison Eastwood that application WNS/2021/1797/MAF be approved as per the officer's recommendation. The motion was put to the vote with seven votes cast in favour of the proposal and two abstentions, therefore the motion was carried.

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

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission to application WNS/2021/1797/MAF subject to the following conditions set out below (and any amendments to those conditions as deemed necessary):

### **CONDITIONS**

#### **Time Limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with 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.

#### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
  - 21 14 001 P1 Site Location Plan received 25<sup>th</sup> October 2021
  - S3563 02 Topographical Survey (site A)
  - La5151 100a Site B Landscape received 25<sup>th</sup> October 2021
  - 21 14 006 P3 Site B Proposed Layout received 25<sup>th</sup> October 2021
  - 21 14 011 P2 Barn A Proposed received 25<sup>th</sup> October 2021
  - 21 14 021 P2 Barn B Proposed received 25<sup>th</sup> October 2021
  - 21 14 031 P2 Barn C Proposed received 25<sup>th</sup> October 2021
  - 21 14 041 P2 Barn D Proposed received 25<sup>th</sup> October 2021
  - 21 14 050 P4 Cattle Shed Proposed Plan received 25<sup>th</sup> October 2021
  - 21 14 052 P3 Straw Barn Proposed received 25<sup>th</sup> October 2021
  - 21 14 051 P4 Cattle Shed Proposed Elevations received 25<sup>th</sup> October 2021
  - Preliminary Ecological Appraisal prepared by Philip Irving, dated June 2021, received 25<sup>th</sup> October 2021

- Paddock Geo Engineering Preliminary Contamination Risk Assessment Parts 1, 2 and 3 dated May 2016, received on 25<sup>th</sup> October 2021
- Paddock Geo Engineering Site Contamination Risk Assessment dated September 2021 and received on 25<sup>th</sup> October 2021
- Flood Risk Assessment prepared by MAC Pre-Planning Engineering dated September 2021 and received 25<sup>th</sup> October 2021
- 21 14 003 P5 Site A Proposed Layout received 8<sup>th</sup> February 2022
- LA5151-101B Landscape Site A received 9<sup>th</sup> February 2022
- Transport Statement Rev B prepared by Abington Consulting Engineers dated 7<sup>th</sup> April 2022 and received on 11<sup>th</sup> April 2022
- Structural Survey addendum reference TZ/22/48372/HM dated 30<sup>th</sup> March 2022 and received 1<sup>st</sup> April 2022

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. The development hereby permitted shall be carried out in accordance with the mitigation, recommendation and enhancements in section 6 of the Preliminary Ecological Appraisal, by Philip Irving, dated June 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.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES**

4. If the development hereby approved does not commence by 1<sup>st</sup> June 2023, a revised protected species survey shall be undertaken prior to the commencement of the development to establish 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

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.

5. Due to the contamination identified in the submitted reports Paddock Geo Engineering Preliminary Contamination Risk Assessment Parts 1, 2 and 3 dated May 2016 and Paddock Geo Engineering Site Contamination Risk Assessment dated September 2021, all received on 25th October 2021, no development hereby permitted shall take place until
  - (a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
  - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. Prior to the commencement of the development the applicant will secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

7. Prior to the commencement of works on any aspect of the new farmyard, full details of all proposed security arrangements, using the preliminary statement submitted and received by the Council on 7th March 2022 as a template, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : To safeguard the site and reduce risk of crime in accordance with policy SS2 of the Local Plan Part 2.

**CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

8. Before any above ground works commence a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the buildings/dwellings hereby approved.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy SS2 of the South Northamptonshire Local Plan Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

9. No development shall take place on either site, other than demolition of buildings identified for removal on the approved plans, until a Construction and Environment Management plan has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for 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;

The statement shall also provide specific information pertaining to the following elements:

- j) Construction of the earth bund along the north-western edge of the proposed farmyard, including the management of the movement of materials and vehicular trips during construction
- k) Construction of and subsequent anticipated trip rates/use of the educational building within the proposed farmyard

The approved Construction and Environment Management Plan 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. Sample panels of any new limestone and/or brickwork which are to be used in repairing or rebuilding parts of any of the buildings, or in the construction of any walls that form boundary treatments - including those that flank neighbouring property boundaries - shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before those elements are commenced. Any stone sample panel(s) shall be laid, dressed, coursed and pointed using a lime-based mortar with brushed or rubbed joints. The sample panel(s) shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel(s) shall be retained on site for the duration of the construction contract.

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, HE5 and HE6 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

11. Samples of all roofing materials (including ridge tiles) for both the replacement roofs shown on the approved plans and any other repair work not shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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 Policy SS2 of the South Northamptonshire Local Plan.

12. A schedule of materials and finishes, including samples or photographs of the proposed materials to be used in the external walls and roof(s) of the cattle barn and the straw barn proposed in the new farmyard shall be submitted to and approved in writing by the Local Planning Authority prior to

commencement of those works. 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 and HE5 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

13. Notwithstanding the submitted details, further details of the construction and finishes, including sections, of the proposed windows and doors and their surrounds (including any lintels), rainwater goods, eaves and verges to be installed into Barns A, B, C and D, to a scale no less than 1:5 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the new works are sympathetic with the character of the existing building and to accord with policy SS2 of the Local Plan Part 2.

14. Full details of all boundary enclosures proposed along all boundaries and within the curtilages of both sites as depicted on approved drawing **21 14 001 P1 Site Location Plan** received 25th October 2021 shall be submitted to and approved in writing by the Local Planning Authority before the dwelling hereby approved reaches slab level and such means of enclosure shall be erected prior to the first occupation of any dwellinghouse or either the cattle barn or the straw shed. **Please see Informative 1.**

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.

15. Notwithstanding the landscape bund for Site B [see **condition 16**], both sites shall be landscaped in accordance with the following drawings...

- LA5151-101B Landscape Site A received 9<sup>th</sup> February 2022
- LA5151-100A Landscape Site B received 25<sup>th</sup> October 2021

...unless, prior to the development progressing above slab level or such alternative timeframe as agreed in writing by the developer and Local Planning Authority, an alternative scheme for landscaping the site is provided to and approved in writing by the Local Planning Authority. The scheme shall provide the following:

- a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas
- 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.

The approved alternative 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.

16. Notwithstanding the details of the bund shown on approved landscape drawing **LA5151-100A Landscape Site B** received 25th October 2021, detailed plans of the proposed bund to be positioned along the north-western boundary of the new farmyard shall be submitted to and approved in writing by the Local Planning Authority prior to the development of any buildings within the farmyard above slab level. The details shall include:

- Elevational and sectional drawings
- Intended finished ground levels for the landscape around and on top of the bund
- All species of plants, including numbers, spacing and size to be placed in front of (to the north-west) and on the bund

The bund and its associated landscaping shall be implemented prior to the farmyard being first brought into use and maintained for a period of **10 years** in accordance the stipulations of condition 26 and retained as such thereafter.

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.

17. In the event that contamination to land and/or water is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. No development shall continue until a risk assessment has been carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

- Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

- Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.
- Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

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.

18. No development shall commence in respect of the new farmyard (Site B) until the works to improve Passenham Road, including the widening of the junction and the formation of a passing place as shown on the approved plan **21027/104 'Highway Improvements'** contained within the **Transport Statement prepared by Abington Consulting Engineers** dated 31st January 2022 and received on 8th February 2022, have been provided in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

Reason : To accord with Government Guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan which requires that development shall have a satisfactory means of access and in the interests of highway safety during the course of construction of the farmyard, and the convenience of users of the adjoining highway. This information is required prior to commencement of this phase of the development as it is fundamental to the acceptability of the scheme.

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

19. The development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 5. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is 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.

20. 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 three dwellings shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The development shall thereafter be carried out in accordance with the approved details

Reason: To safeguard the character and appearance of the dwellings and safeguard the visual amenity of the area in accordance with policy SS2 of the South Northamptonshire Local Plan.

21. The refuse bins for the three dwellings shall be stored in a location that accords with details shown on drawings **21 14 011 P2 Barn A Proposed** received 25th October 2021, or alternatively the bins shall be stored within the undercover garaging provided to each dwellinghouse as shown on **21 14 011 P2 Barn A Proposed**, unless, prior to the dwelling's first occupation, alternative details of all refuse storage facilities are submitted to and approved in writing by the Local Planning Authority. The alternative storage facilities shall thereafter be provided in accordance with the alternative details before the building to which they relate is first occupied.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the Local Plan Part 2.

22. Notwithstanding the typical sections and elevations or siting shown on approved plan **21 14 003 P5 Site A Proposed Layout** received 8th February 2022, a refuse collection point serving all three dwellings shall be provided, in accordance with alternative details, including siting, full elevations, design and finish, which shall be submitted to the Local Planning Authority for approval prior to the first use or occupation of the development hereby permitted. The refuse collection point shall be provided prior to first occupation and shall thereafter be permanently retained and maintained for the storage of refuse bins in connection with the development.

Reason : In the interest of well-planned development and visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

23. The new farmyard (Site B) shall not be brought into use until full details of the 'Commercial Vehicle Crossover' at the site's access point with Passenham Road have been submitted to and approved in writing by the Local Planning Authority. The formation of the access shall thereafter be undertaken in accordance with those details prior to its first use.

Reason : To accord with Government Guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan which requires that development shall have a satisfactory means of access and in the interests of highway safety and the convenience of users of the adjoining highway. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

24. The dwellings hereby permitted shall not be occupied until they have been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

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.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

25. All planting, seeding or turfing comprised in drawing **LA5151-101B Landscape Site A** received 9<sup>th</sup> February 2022 shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, 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 Policy SS2 of the South Northamptonshire Local Plan.

26. All planting, seeding or turfing comprised in drawing **LA5151-100A Landscape Site B** received 25<sup>th</sup> October 2021 as well as the details submitted to discharge condition 16, shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, and shall be maintained for a period of **10 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 Policy SS2 of the South Northamptonshire Local Plan.

27. Notwithstanding the provisions of Classes A-E (inc) of Part 1 of 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 enlargement, alteration or improvement of the dwellinghouses hereby permitted, nor any outbuildings within the curtilage of any dwellinghouse permitted, shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason: To ensure that the amenities of the adjoining occupier(s) are not adversely affected by loss of privacy and to protect the rural character and appearance of this part of the village, in accordance with Policy SS2 of the South Northamptonshire Local Plan.

28. 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 in any location around any buildings, at any time, without the prior express planning permission of the Local Planning Authority.

Reason: To prevent compromising the presentation of the development to the street scene and preserve the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

29. The buildings hereby permitted within the new farmyard as shown on drawing **21 14 006 P3 Site B Proposed Layout** received 9th February 2022 shall be used only for the purposes of agriculture, as defined in Section 336 (l) of the Town and Country Planning Act 1990. The associated educational facilities shall only be used for educational purposes that are wholly ancillary and directly related to the agricultural use and shall remain associated with the farming enterprise being conducted from that site.

Reason : To ensure that the development is used for agricultural purposes only, in accordance with Government Guidance contained within the National Planning Policy Framework and Policy LH1 of the South Northamptonshire Local Plan.

#### ADDITIONAL CONDITIONS

##### **Manure/Silage/Slurry Management Plan**

30. Prior to the new farmyard being brought into use, a management strategy that establishes how the silage, slurry and waste animal product will be dealt with shall be submitted to and approved by the Council. This strategy will include details/information on the following, where relevant:

- I. How these products will be transported to the site, including the frequency, vehicle(s) involved and routing from the main highway (the A422) to the site
- II. How these products will be stored on site while awaiting removal,
- III. How these products will be removed from the site, including the frequency, vehicle(s) involved and routing from the site to the main highway (the A422)
- IV. If some of these products are to be redistributed back onto the land, the frequency that this will take place, the vehicle(s) involved, and routing from the site to the land where redistribution is to take place.

The above information shall be prepared noting the limited width of the highway, and weight restrictions, between Passenham and the Beachampton Road. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the residential amenities of nearby properties in accordance with Policy SS2 of the South Northamptonshire Local Plan.

#### **Removal of all agricultural PD rights**

31. With regards to the new farmyard as defined on drawing 21 14 006 P3 Site B Layout received 25th October 2021, and notwithstanding the provisions of Classes A - E of Part 6 of 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 development shall take place that comprises of the erection, extension or alteration of any building, any excavation or engineering operations, the installation of additional or replacement permanent plant/machinery, the provision, rearrangement or replacement of a private way, the provision of a hard surface, any mineral working for agricultural purposes or any forestry related development, without the prior planning permission of the Local Planning Authority.

Reason : Having regard to the sensitivity of the surrounding agricultural landscape and the potential impact further expansion and intensification of the farmyard might have on both visual and neighbour amenities and highway safety, it is considered to be in the public interest to require an application to enable the merits of any proposal to be assessed in accordance with Policy SS2 of the Local Plan Part 2.

#### **65. Urgent Business**

There were no items of urgent business.

The meeting closed at 6.07 pm

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

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