



## **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 8 September 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 Sue Sharps
Substitute Members:	Councillor Ian McCord (For Councillor Alison Eastwood)
Apologies for Absence:	Councillor Karen Cooper Councillor Alison Eastwood
Officers	Emily Shaw, General Planning Team Manager Sangeeta Ratna, Principal Planning Officer (For Minute Item 15) Simon Aley, Planning Solicitor Richard Woods, Democratic Services Officer

### **12. Declarations of Interest**

#### **15. Land at Stratford Road, Deanshanger**

Councillor Ken Pritchard, Declaration, as the applicant was known personally to him, would speak only in his capacity as the local ward member for Deanshanger and would leave the Chamber for the duration of the debate and the vote on this item.

### **13. Minutes**

The minutes of the meeting of the Committee held on 11 August 2022 were agreed as a correct record and signed by the Chair.

### **14. Chair's Announcements**

The Chair made the following announcements:

1. Members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. 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.

15. **Land at Stratford Road, Deanshanger**

The Committee considered application WNS/2022/0904/MAO for an outline planning application for 67 dwelling with all matters reserved other than access at Land at Stratford Road, Deanshanger for J.A. Richards, M.J. Holes and Manor Oak Homes Ltd.

Arthur Greaves, a local resident, addressed the Committee in objection to the application.

David Aaronson, on behalf of Deanshanger Heritage Society, addressed the Committee in objection to the application.

Stephanie Spencer, on behalf of Deanshanger Parish Council, addressed the Committee in objection to the application.

Councillor Ken Pritchard, speaking in his capacity as the local ward member for Deanshanger, addressed the Committee in objection to the application, on the grounds that the proposed development was outside of the village confines and the Council could already demonstrate sufficient land supply, therefore the proposed development did not meet any exceptional criteria to merit approval contrary to the development plan.

Geoff Armstrong, the Agent for the Applicant, addressed the Committee in support of the application and outlined the potential benefits that the development would bring to the community of Deanshanger and its surrounding area.

It was proposed by Councillor Ian McCord and seconded by Councillor Dermot Bambridge that the application be refused in accordance with the officer's recommendation. The motion was put to the vote with eight 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 addresses of the public speakers, and the written updates.

**Resolved**

- (1) That application WNS/2022/0904/MAO be refused for the following reasons:

1. The proposal fails to comply with the Council's adopted Development Plan which seeks to direct new residential development to the most sustainable locations within the district. Specifically, the proposal is a market-led housing scheme located outside of the settlement confines and does not comply with any of the exceptional policies listed within the South Northamptonshire Local Plan Part 2 that offer support to development outside of the confines of settlements. The Council can demonstrate a five year housing land supply and as such all relevant Development Plan policies are considered up to date and paragraph 11(d) of the National Planning Policy Framework does not apply. Having considered all relevant material considerations, including the relative sustainability of the settlements, and the site's specific location within the settlement, the provision of affordable housing and outcome of recent appeal decisions, it is concluded that the harm caused through this application's conflict with the development plan exceeds any considerations that weigh in the application's favour. Therefore, the proposal fails to comply with policy LH1 of the South Northamptonshire Local Plan Part 2 and policy R1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).
2. In the absence of adequate information required to assess the impact of the proposal on the Highways network, including an assessment of the capacity at the Old Stratford Road roundabout and data from the January 2022 Automated Traffic Count in a format as required by the Northants Highways, the proposal is contrary to Policies C1, C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 and the National Planning Policy Framework.
3. 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 proposed development provides for appropriate infrastructure, facilities and services required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to policy INF1 of the South Northamptonshire Local Plan Part 2 and INF1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

16. **Urgent Business**

The General Planning Team Manager submitted an item of Urgent Business which requested the Committee consider a site visit for application WNS/2022/0253/FUL for a proposed infill dwelling with parking, turning and amenity space at Land South of Cross Lane, Helmdon.

**Resolved**

- (1) That it be agreed to hold a site visit in respect of application WNS/2022/0253/FUL for Land South of Cross Lane, Helmdon on Tuesday 27 September 2022.

The meeting closed at 2.52 pm

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

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