



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 January 2023 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 Sue Sharps

Also Present: Stephanie Gibrat, Assistant Director – Planning

Officers: Artemis Christophi, Head of Planning Delivery
James Rodger, Development Management Manager
Tom Ansell, Principal Planning Officer (For Minute Items 31 and 32)
Forrest Childs, Planning Officer (For Minute Item 33)
James Paterson, Planning Officer (For Minute Item 34)
Neil Weeks, Planning Solicitor
Richard Woods, Democratic Services Officer

28. Declarations of Interest

31. Land North of Whiston Road, Cogenhoe

Councillor Karen Cooper, declaration, as one of the registered speakers was known to her in a professional capacity, would abstain from the debate and the vote on this item.

32. Briary Cottage, 8 Lumber Lane, Paulerspury

Councillor Karen Cooper, declaration, as one of the registered speakers was known to her in a personal capacity, would abstain from the debate and the vote on this item.

29. Minutes

The minutes of the meeting of the Committee held on 8 December 2022 were agreed as a correct record and signed by the Chair.

30. **Chair's Announcements**

On behalf of the Committee, the Chair paid tribute to Tom Ansell, the Principal Planning Officer, who was attending his final meeting of the Committee prior to leaving the Council later in January 2023.

The Committee thanked Tom for his long service and hard work at both West Northamptonshire Council and its predecessor South Northamptonshire Council, and wished him well in his future endeavours.

The Chair made the following additional 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.

31. **Land North of Whiston Road, Cogenhoe**

The Committee considered application WNS/2022/1525/FUL for a hybrid planning application which sought outline planning permission for up to two self-custom build dwellings with access. Full planning permission was sought for restoration works to the existing brick lean-to structure at Land North of Whiston Road, Cogenhoe for Mr Carl Merrick.

Andrew Gray, the agent for the applicant, addressed the Committee in support of the application, and stated that the proposed development also sought to re-use a disused lean-to building, thereby providing an enhancement to the site in line with paragraph 80(c) of the National Planning Policy Framework.

Councillor Stephen Hibbert, local ward member for Riverside Park and the originator of the call-in on this application, addressed the Committee in support of the application.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Dermot Bambridge that the application be refused in accordance with the officer's recommendations, on the grounds that the proposal was outside of the village confines and therefore contrary to the adopted Development Plan.

The motion was put to the vote with seven votes cast in favour of the proposal, one vote cast against and one abstention, 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/2022/1525/FUL be refused for the following reason:

1. The outline application for two self/custom-build plots fails to comply with the Council's policies in the adopted Development Plan which seek to guide certain types of new development to appropriate locations immediately adjoining the confines of settlements. The application site lies significantly outside the settlement confines of Cogenhoe as designated in the adopted South Northamptonshire Local Plan Part 2 (LPP2) and is therefore in open countryside. The site does not immediately adjoin the settlement confines as defined by the Council's adopted Housing SPD, and as such cannot be regarded as complying with policy LH5 of the LPP2. This fundamental conflict with the Plan threatens to undermine its strategy of meeting housing demands in suitable edge-of-settlement locations, and results in harm which is not outweighed by any material considerations. Furthermore, none of the other exceptions listed in Policy LH1 of the South Northamptonshire Local Plan (Part 2) apply to the development. Consequently, the scheme is unacceptable in principle, conflicting with policy R1(g) of the LPP1 and policies LH1 and LH5 of the LPP2, as well as the Council's adopted Housing SPD.

32. **Briary Cottage, 8 Lumber Lane, Paulerspury**

The Committee considered application WNS/2021/2154/FUL which proposed the conversion of a stone barn and the construction of a new 3-bedroom dwelling to the south west of the site with proposed new access at Briary Cottage, 8 Lumber Lane, Paulerspury, NN12 7ND for Mr and Mrs Mark and Justine Gill.

Sandra Barnes, a local resident, addressed the Committee in objection to the application on the grounds of the possible visual impact of the materials proposed for the construction of the development.

Brian Russell, the Agent for the Applicant, addressed the Committee in support of the application.

It was proposed by Councillor Sue Sharps and seconded by Councillor Alison Eastwood that the application be approved in accordance with the officer's recommendations, subject to samples of the cladding materials to be used in the development being provided in accordance with Condition 10 in the report. The motion was put to the vote with five votes cast in favour of the proposal, three votes cast against with one abstention, 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 authority be delegated to the Head of Planning Delivery to grant permission to application WNS/2021/2154/FUL subject to the conditions set out in the report (and any amendments to those conditions as deemed necessary)

33. **41 Meadow Lane, Little Houghton**

The Committee considered application WNS/2022/1415/FUL for a two storey rear extension, single storey front extension and roof lights in the front roof pane at 41 Meadow Lane, Little Houghton, NN7 1AH for Mr and Mrs Mark and Katie Goodwin.

Following the conclusion of the case officer's presentation, Members of the Committee expressed concern that this particular application had not been subject to a pre-committee site visit and explained that this would have been useful to assess the topography of the site, the possible height of the proposed development, the access to the site, tree screening and any possible impact of this on neighbouring properties.

It was proposed by Councillor Tony Bagot-Webb and seconded by Councillor Ken Pritchard that application WNS/2022/1415/FUL be deferred to the next meeting of the Committee to allow for a Committee site visit. 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 application WNS/2022/1415/FUL be deferred to the next meeting of the Committee to allow for a Committee site visit to be undertaken.

34. **Washbrook Farm, Welsh Road, Aston Le Walls**

The Committee considered application WNS/2022/1332/MAF for the construction of a new all-weather manège and regularisation of existing use of land for equestrian activities at Washbrook Farm, Welsh Road, Aston Le Walls for Washbrook Farm Ltd.

Suzi Coyne, the agent for the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Ken Pritchard and seconded by Councillor William Barter that the application be approved in accordance with the officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal and none against, therefore the motion was approved.

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

Resolved

- (1) That authority be delegated to the Head of Planning Delivery to grant permission to application WNS/2022/1332/MAF subject to the conditions set out in the officer's report (and any amendments to those conditions as deemed necessary).

35. **Urgent Business**

There were no items of urgent business.

The meeting closed at 4.38 pm

Chair: _____

Date: _____