

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 6 April 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 Alison Eastwood
Councillor Sue Sharps

Apologies for Absence:

Councillor Karen Cooper

Officers:

James Rodger, Development Management Manager
Rebecca Smith, Principal Planning Officer (For Minute Item 57)
Neil Weeks, Planning Solicitor
Richard Woods, Democratic Services Officer

52. Declarations of Interest

There were no declarations of interest.

53. Minutes

The minutes of the meeting of the Committee held on 9 March 2023 were agreed as a correct record and signed by the Chair.

54. 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.

55. **Proposed Pre-Committee Site Visits**

There were no proposed pre-committee site visits.

56. **Land South East of Field View, Brackley**

The Committee considered application WNS/2022/0848/MAF for a residential development comprising of 71 dwellings together with associated outdoor space and infrastructure on Land South East of Field View (Phase 1) Brackley for Lagan Homes Ltd.

Mark Mann, the Agent for the Applicant, addressed the Committee in support of the application and provided an overview of the proposed development and how it would integrate with the currently approved and developing site to the immediate north west, along with details of the area of public open space and children's play area (LEAP) to be located in the south east corner of the site.

In response to questions from the Committee regarding the compliance of the development with the Nationally Described Space Standards (NDSS) the Development Management Manager explained that all of the affordable homes on the site would comply with the standards, and a majority but not all of the sale homes would comply with the standards. In addressing the point raised as to whether this could be achieved via conditions, the Development Management Manager explained that compliance with the NDSS was not mandated in local planning policies therefore such a condition would be unenforceable.

Members of the Committee also queried the Construction Method Statement and requested that this be subject to consultation by the developer with Brackley Town Council prior to submission and include feedback on matters raised by the Town Council.

It was proposed by Councillor Tony Bagot-Webb and seconded by Councillor Sue Sharps that application WNS/2022/0848/MAF be approved subject to the addition of a commuted sum for the maintenance of the public open space (LEAP), and an amendment to Condition 11 in the Case Officer's report to ensure that the submission and approval of the Construction Method Statement takes place in consultation with Brackley Town Council, with the inclusion in the statement of feedback on any matters raised by the Town Council. 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 Case 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 – Planning and Development to grant permission to application WNS/2022/0848/MAF subject to:

1. No further objections from the Lead Local Flood Authority.
2. The completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the following (and any amendments as deemed necessary):
 - a) Provision of 10% affordable housing on site.
 - b) Accessibility standards to comply with SNP2LP policy LH10.2(a).
 - c) Payment of a financial contribution towards the provision of refuse-recycling bins for the development of £4,970.00 (index linked).
 - d) Payment of a financial contribution towards secondary educational infrastructure serving the development of £260,992.00 (index linked).
 - e) Payment of a financial contribution towards early years educational infrastructure serving the development of £251,476.00 (index linked).
 - f) Payment of a financial contribution towards library infrastructure serving the development of £15,540.00 (index linked).
 - g) Payment of a financial contribution towards primary health care provision.

3. The following amendment to Condition 11 in the Case Officer's report to read as follows:

No development shall take place, including any works of demolition until a Construction Method Statement [for that phase] has been submitted to, and approved in writing by the Local Planning Authority. The statement shall be subject to consultation by the developer with Brackley Town Council prior to submission and include feedback on matters raised by the Town Council. 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; j) Measures to control overspill of light from security lighting.

4. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

57. **Aston Martin F1, Buckingham Road, Silverstone**

The Committee considered application WNS/2022/1468/MAF for the demolition of the existing building and construction of a new ancillary building to house support services and facilities to Aston Martin's F1 Headquarters, the provision of a link between this and the recently approved wind tunnel and HQ and associated works at Aston Martin F1, Buckingham Road, Silverstone for Aston Martin Cognizant Formula One.

The Case Officer provided a verbal overview of the application site and specifics, and advised the Committee that, as the application related to a commercial development, there was no requirement for a Section 106 agreement therefore this particular element of the recommendation had been withdrawn as set out in the written update.

There were no public speakers on this item.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Dermot Bambridge that application WNS/2022/1468/MAF be approved, subject to the removal of the requirement for a Section 106 agreement from the original recommendation. The motion was put to the vote with eight votes cast in favour of the proposal and no votes cast against, therefore the motion was carried.

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

Resolved

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNS/2022/1468/MAF subject to:
 1. The submission of adequate surface water drainage information to address the comments of the Lead Local Flood Authority (with delegated authority to the Assistant Director – Planning and Development to add any recommended drainage conditions) and;
 2. The conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

58. **Urgent Business**

There were no items of urgent business.

The meeting closed at 3.42 pm

Chair: _____

Date: _____