



**West  
Northamptonshire  
Council**

### **Daventry Local Area Planning Committee**

Minutes of a meeting of the Daventry Local Area Planning Committee held in the Council Chamber, Lodge Road, Daventry NN11 4FP on Wednesday 5 October 2022 at 6.00 pm.

Present            Councillor Kevin Parker (Chair)  
                         Councillor Alan Chantler (Vice-Chair)  
                         Councillor Daniel Cribbin  
                         Councillor Rupert Frost  
                         Councillor Cecile Irving-Swift  
                         Councillor David James  
                         Councillor Peter Matten  
                         Councillor Wendy Randall

Apologies        Councillor Rosie Humphreys  
for  
Absence:

Officers           Keith Thursfield, Development Management Manager  
                         Eamon McDowell, Area Planning Officer  
                         Simon Aley, Planning Solicitor  
                         Jeverly Findlay, Committee Officer

#### **67.     Declarations of Interest**

None advised.

#### **68.     Minutes**

##### **RESOLVED:**

That the Minutes of the Daventry Local Area Planning Committee of 7<sup>th</sup> September 2022 be approved and signed as a correct record.

#### **69.     Chair's Announcements**

The Chair announced that application DA/2020/0479 Flore had been deferred.

The Chair advised that this was Keith Thursfield's last meeting, having worked in the Daventry planning department for 33 years. Keith had provided support to many Councillors over the years and had assisted them in navigating the planning process. The Committee wished him all the best for the future.

Consideration was given to the report detailing the planning applications which had been previously circulated.

**RESOLVED:**

That, subject to the variations set out below, the advice set out in the report now submitted be agreed.

70. **Planning Application - WND/2021/0482 Woodford Halse**

**OUTLINE PERMISSION (TO INCLUDE DETAILS OF ACCESS, LANDSCAPING, LAYOUT AND SCALE) TO EXTEND THE EXISTING INDUSTRIAL ESTATE COMPRISING THE CONSTRUCTION OF DETACHED BUILDINGS PROVIDING UNITS WITHIN USE CLASS B2 (GENERAL INDUSTRIAL) AND USE CLASS E(G)III (LIGHT INDUSTRIAL) WITH ASSOCIATED PARKING, ROADS, LANDSCAPING AND INFRASTRUCTURE. APPEARANCE OF THE BUILDINGS TO BE A RESERVED MATTER - LAND TO NORTH OF MANOR BUSINESS PARK, GRANTS HILL WAY, WOODFORD HALSE**

The Area Planning Officer outlined the application and drew Members' attention to the list of late representations. The application was in outline and included landscaping, access, layout and scale and the only reserved matter was the appearance of the units. Woodford Halse was a primary village in the Local Plan hierarchy and the site was in a strategic employment area. The proposed modest extension to the north of the existing industrial estate would comprise of 5 small domestic scale units. Members were advised that Grants Hill Way was not adopted highway but had been built to an adoptable standard. The proposed landscaping around the edge of the site would mitigate and soften the impact of the scheme. Members were shown photographs of various views of the site.

It was considered that the application was in accordance with policy EC4 as it was an extension to an existing employment area. It would not impact adversely on the village or residential amenity. The existing industrial estate was fully occupied and therefore this application would address an employment need in the local area.

The main concerns relating to the proposal were regarding highway safety, particularly at the Doll's Hill roundabout. The Highway Authority had not raised any objections but were seeking contributions for the local bus service and a bus pass for employees for one month to be secured by a Section 106 agreement.

Mr McCallum, the Agent, reported that there was a waiting list for industrial units at the site. The new businesses would obviously create an increase in the amount of traffic in the area, but they would provide local employment.

Further to a discussion regarding the proposal for bus passes to be provided for one month for employees, it was highlighted that this was a standard request from the Highway Authority which was designed to act as an incentive to use public transport. It was noted that the 200 bus service would be stopping in January, which the Agent was aware of; it was expected that an alternative for that service would be provided.

Councillor Rupert Frost, the local ward Member, raised concerns that the proposal was contrary to the Woodford cum Membris Neighbourhood Development Plan (NDP), which stipulated that any new business development in the village should be small and proportionate. As this extension would be approximately a third of an increase in size of the existing unit, Councillor Frost queried if this was small and proportionate. The Area Planning Officer advised that all the relevant policies had to be considered when assessing the application. When the application was assessed against policy EC4 of the Local Plan and the Joint Core Strategy, both of which were afforded more weight than the NDP, the proposal was considered acceptable. However, Members could attach greater weight to the NDP if they deemed that to be appropriate.

Further to a suggestion that an alternative means of transport to the site be promoted in the Section 106 agreement, the Council's Solicitor added that a car sharing scheme could be included, which would also be of benefit by reducing the traffic on the road network.

Councillor Cecile Irving-Swift proposed that the application be approved, subject to the amendment that a clause be included in the Section 106 agreement that other alternative means of transport such as cycling and car sharing be promoted to employees and that solar panels be added to the roofs of the buildings and electric vehicle charging points be provided. The Area Planning Officer clarified that solar panels and EV charging points could be secured by condition, but the applicants could appeal if they felt that such conditions did not satisfy the tests. The proposition was seconded by Councillor David James and on being put to the meeting was declared carried with 6 voting in favour and 2 against.

**RESOLVED:**

That the application be approved subject to securing the legal agreement, as amended and conditions.

71. **Planning Application - WND/2021/0717 Boughton**

**OUTLINE APPLICATION FOR CONSTRUCTION OF UP TO 65 DWELLINGS ALL MATTERS RESERVED EXCEPT ACCESS, COMPRISING 50% AFFORDABLE HOUSING, COMMUNITY HUB (CLASS E/F), PARKING, LANDSCAPING & ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING STRUCTURES ON SITE. LAND OFF HOLLY LODGE DRIVE, BOUGHTON**

The Development Management Manager outlined the application and drew Members' attention to the list of late representations and the typographical error in the report which referred to a provision of 40% affordable housing which was amended to 50%. All matters were reserved except for access. The site was in Boughton Parish on the edge of Northampton, but it was some distance from the allocated Sustainable Urban Extensions which were the sites allocated within the Daventry area to deal with the housing requirement for the Northampton Related Development Area (NRDA). One boundary of the site was formed by the hard urban edge of Northampton and the other boundary was formed from hedges and trees. The site was in a Green Wedge

which was designed to protect the village of Boughton from coalescing with Northampton, indeed building on this site in open countryside would undermine this objective. Daventry district area currently had a 7.5 year housing land supply. This application was contrary to policy and it was recommended for refusal. A previous application for housing on the site had been refused as it had been contrary to policy and this had been lost at appeal.

Councillor Sam Rumens, a local ward Member, raised concerns regarding the current significant amount of traffic in the area which would be exacerbated by an increase in housing in the area.

Emily Bishop, the Agent, highlighted that there was a demand for local homes and that local pre-schools were oversubscribed. This proposal would provide a new pre-school, 50% affordable housing and it was in a sustainable location.

The Development Management Manager added that since the previous dismissal of the appeal for development on the site, which had been upheld at the High Court and Court of Appeal, Daventry District Council had adopted its Part 2 Local Plan and this application was also contrary to that plan. He also pointed out that in the Local Plan it stated any sites purporting to be for the NRDA requirement should be promoted through the plan led process as part of the review of the Strategic Plan and not through piecemeal applications. The Council's Solicitor added that the court decision to refuse the previous application on the site was a material consideration and it was irrelevant that this application was from a different developer.

Councillor Daniel Cribbin proposed that Officer's advice to refuse the application be accepted. The proposition was seconded by Councillor Cecile Irving-Swift and on being put to the meeting was declared unanimous.

**RESOLVED:**

That the application be refused for the reasons set out in the report.

The meeting closed at 7.00 pm

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

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