



**West
Northamptonshire
Council**

Daventry Local Area Planning Committee

Minutes of a meeting of the Daventry Local Area Planning Committee held at Council Chamber, Lodge Road, Daventry NN11 4FP on Wednesday 2 November 2022 at 6.00 pm.

- Present Councillor Kevin Parker (Chair)
 Councillor Alan Chantler (Vice-Chair)
 Councillor Rosie Humphreys
 Councillor Cecile Irving-Swift
 Councillor David James
 Councillor Peter Matten
 Councillor Wendy Randall
 Councillor Phil Bignell
 Councillor Daniel Lister
 Councillor Charles Morton
- Substitute
Members: Councillor Phil Bignell (for Councillor Frost)
 Councillor Charles Morton (for Councillor Cribbin)
- Also
Present: Councillor Daniel Lister
- Apologies
for
Absence: Councillor Daniel Cribbin
 Councillor Rupert Frost
- Officers Marina Watkins, Committee Officer
 Rebecca Grant, Major Projects Officer, Planning Department Daventry
 Chuong Phillips, Principal Planning Officer
 Nisar Mogul, Senior Planning Officer
 Simon Aley, Planning Solicitor
 Marina Watkins, Committee Office

72. **Declarations of Interest**

None advised

73. **Minutes**

RESOLVED:

That the Minutes of the Daventry Local Area Planning Committee of 5th October 2022 be approved and signed as a correct record.

74. **Chair's Announcements**

The Chair advised that this would be the last meeting of the Daventry Area Planning Committee that would be held at the Daventry offices. All future meetings would be held at the Forum, Towcester.

The meeting of the Committee due to be held on 7th December had been cancelled, with the next meeting due to be held on 11th January 2023.

The Chair asked members of the Committee to remain behind at the closure of the meeting for a short discussion regarding future meetings.

75. **Planning application - DA/2020/0479 Flore**

Planning applications

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.

1. **DA/2020/0479 - OUTLINE PLANNING APPLICATION OF UP TO 45 DWELLINGS, TO INCLUDE 40% AFFORDABLE DWELLINGS (7 ONE BED HOMES, 5 TWO BED HOMES AND 6 THREE BED HOMES), INFRASTRUCTURE AND OPEN SPACE. (ALL MATTERS RESERVED OTHER THAN ACCESS) - LAND TO EAST OF BRINGTON ROAD, FLORE, NORTHAMPTONSHIRE**

The Senior Planning Officer outlined the application which was located on the edge of the village of Flore. The original application was for 70 dwellings across the whole of the site. The current application was for 45 dwellings across part of the site. A recent housing needs survey identified a need for 54 dwellings. The site was considered to be a rural exception site.

Objections had been received from residents and the Parish Council objecting to the development on the grounds of highway safety, being contrary to neighbourhood plan and the Council already having a five year land supply.

No objections had been received from Highways. Approval was recommended subject to conditions and the completion of a Section 106 Agreement.

Councillor Phil Bignell queried the number of objections received and the number of affordable houses proposed. The Senior Planning Officer advised that more objections were received regarding the original application, and that the current proposal was for a total of 45 houses comprising of 18 affordable houses with the remainder for market sale.

The Principal Planning Officer advised that there was a misconception regarding rural exception sites, and it was not the case that all properties on the site had to be affordable. Mixed tenure was acceptable.

There was discussion over the photo of the access to the site which was considered inaccurate by some members. It was pointed out that consultees had been asked to comment on the correct proposal and access.

Mr Anderson spoke against the proposal. There were concerns that the open green area could be built on in the future and it should be designated as Public Open Space.

Mr Minton spoke against the application and considered that more weight should be given to the Local Plan rather than the housing needs survey. There was no bat survey data provided.

Mr Higginson spoke against the application on behalf of the Parish Council. The development was in conflict with the Countryside and local Settlements Plan and the Flore Neighbourhood Plan. The developers should contribute to the traffic calming measures being installed in the High Street.

Councillor Daniel Lister spoke as ward member and considered the proposal to be contrary to policy. The housing needs survey did not reflect real need in the area.

Mr Gore, the agent addressed the Committee. The application had been submitted two and half years ago, with the scheme subject to thorough engagement with officers and statutory consultees. The proposal met the affordable housing need for the village.

The Senior Planning Officer advised that Planning Policy did have concerns about the original application for 70 dwellings. A housing needs survey had since been carried out and the proposal amended, and Planning Policy no longer raised objections.

The Principal Planning Officer reminded members to consider the application before them, and not previous applications.

Councillor Phil Bignell spoke as ward member for Flore and considered the application was not policy compliant and relied on the housing needs survey to justify it. It was considered a cynical attempt to build market houses in the open countryside. The proposal was against numerous policies including RA2 and RA6 of the Local Plan and R1 of the West Northants Joint Core Strategy.

Councillor Bignell proposed that the application be refused as it was contrary to many policies and constituted overdevelopment of the village. The proposal was seconded by Councillor Charles Morton.

The Principal Planning Officer considered that the policies referred to identified the circumstances where development was acceptable, and local need had been identified through the housing needs survey. The proposal was finely balanced.

A number of councillors considered that the proposal did comply with policy and was not in open countryside and were of the opinion that there was a need for affordable housing in the villages.

The proposal to refuse the application was put to the meeting and declared carried with 5 voting in favour and 4 against.

RESOLVED:

That the application be refused for the following reasons:

The proposal for 45 dwellings to include 40 % affordables (18 dwellings) in this open countryside location will harm the character and appearance of the area and would be in conflict with the spatial and housing allocation strategies set out in the relevant development plan as it would result in the encroachment of development into the countryside beyond the village confines of Flore and the proposal fails to satisfy any of the other exceptional circumstances set out by the policies in the West Northamptonshire Joint Core Strategy 2014, Settlements and Countryside Local Plan (Part 2) for Daventry District 2020 and the Flore Neighbourhood Development Plan.

76. Planning application - WND/2022/0246 Moulton

1. WND/2022/0246 - CONSTRUCTION OF TWO COMMERCIAL OFFICE BUILDINGS (USE CLASS E) - LAND WEST OF SANDY HILL LANE, MOULTON, NORTHAMPTONSHIRE

The Major Projects Officer outlined the application for two commercial buildings that had been referred to Committee as they were over the threshold for officer determination. The height of the buildings had been reduced following discussion with the applicant. Members' attention was drawn to the list of late representations.

Mr Radford, the agent addressed the Committee. The office units would be on previously developed land bringing employment and economic benefits. Following discussions, the height of the buildings had been reduced and obscure glazing agreed. Details on flood risks would be presented to the Local Planning Authority by 11th November as requested.

The Major Projects Officer advised that the applicants were aware of the views of the Crime Prevention Officer.

Councillor Cecile Irving-Swift proposed that Officers' advice to approve the application be agreed. The proposition was seconded by Councillor David James and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be approved as set out in the report

77. Urgent Business

None advised.

The meeting closed at 7.37 pm

Chair: _____

Date: _____