



## **Strategic Planning Committee**

Minutes of a meeting of the Strategic Planning Committee held at Forum, Moat Lane, Towcester on Monday 17 April 2023 at 2.00 pm.

### **Present:**

Councillor Phil Bignell (Chair)  
Councillor Ann Addison (Vice-Chair)  
Councillor Jonathan Harris  
Councillor Rosie Herring  
Councillor Stephen Hibbert  
Councillor James Hill  
Councillor David James  
Councillor Charles Manners  
Councillor John Shephard

### **Substitute Members:**

Councillor Kevin Parker  
Councillor Wendy Randall

### **Also Present:**

### **Apologies for Absence:**

Councillor Ken Pritchard  
Councillor Bob Purser  
Councillor Jake Roberts  
Councillor Cathrine Russell

### **Officers:**

Suzanne Clear, Majors Team Leader  
Diana Davies, Democratic Services Officer  
Andrew Longbottom, Principal Planning Officer  
Eamon McDowell, Area Planning Officer  
Shaun Robson, Development Manager  
Neil Weeks, Planning Solicitor

#### 119. **Declarations of Interest**

There were no declarations of interest.

#### 120. **Minutes**

That, the Minutes of the Strategic Planning Committee of 20 February 2023 be approved and signed as a correct record.

That, the Minutes of the Strategic Planning Committee of 20 March 2023 be approved and signed as a correct record.

121. **WNN/2022/0996 - Dallington Grange, Mill Lane, Kingsthorpe**

The Principal Planning Officer outlined the information in the report and provided a presentation which included maps, plans and panoramic views, street scenes, illustrative views and phasing plan of the site to give context of the Reserved Matters application.

The Principal Planning Officer advised that permission had been granted for the master plan, for development of the whole site, in February 2021 and gave an overview of the hybrid planning permission to provide context for the Phase 1 reserved matters application. For the access, appearance, landscaping, layout and scale for 329 units. And further advised:

- The land was allocated for development within the LPP1 under Policy N7 (Northampton Kings Heath SUE). The Dallington Grange Residential Design Code also set out the agreed parameters for the development.
- The general layout of the streets was consistent with the approved Masterplan
- The proposals would include approximately 30 house types, some of those would have different architectural detailing and facing materials, as set out in the Design Code.
- The character area would have two subdivisions; Firs Gateway, the entrance to the site, where the buildings would have a high predominance of stone dwellings, approximately 50% and Firs Street Frontage, the principal tree lined road through the phase. The majority of dwellings would be 2.5 storey and 3 with some 2 storey. They would be contemporary in style to differentiate from the remainder of the Firs character areas, the proposals were in accordance with the adopted Design Code.
- The frontage onto the Heritage Park to the north would consist of larger dwellings with drives to provide a gentler and greener transition to the parkland. The southern boundary to the site would provide detached and semi-detached dwellings fronting on to private drives which would provide the transition to the public open space to the south.
- Parking solutions would be provided by a variety of means, with private drives on side of house or the frontage, with landscaping and shared spaces.
- As a result of a viability assessment 10% of affordable houses was approved for the hybrid application.
- A network of footpaths and cycle ways would ensure connectivity between sites.

In response to questions the Principal Planning Officer reported:

- A Section 106 agreement formed part of the outline application and a contribution had been received.
- The provision of self-build dwellings was not included in the Housing Policy at the time that the outline application was approved.
- Parking in the southern area, houses would have garages at the rear or side and visitor parking would be provided in laybys.

- All garages would be built with rooftop tiles, grey blends with red and orange brick and would comply with the new standards.
- The hybrid planning permission made provision for a secondary school and two primary schools. The triggers for the 2 primary schools to be built had been inherited with the application and could not be altered. One school would be delivered by the Local Education Authority (LEA) and the second would be built by the developer unless a decision was made to transfer the land to the LEA.
- A small number of dwellings would not meet the Nationally Described Space Standards, the 4 bed house type would have a bedroom slightly smaller than the standard.
- Consultation had taken place with the relevant Parish Council.
- Provision would be made for tandem parking on this site.
- The new adopted Local Plan requires a proportion of new dwellings to be constructed to the M4(3) mobility standard. However, hybrid planning permission requires 10% of the dwellings to be constructed to the M4(2) standard, which is a lower standard. However given that this matter was decided at the hybrid stage the higher standard cannot be applied retrospectively.
- A Section 106 agreement could make provision for the specific routing of contributions to the LEA and towards health care provision.

Mr Blackburn addressed the committee in objection to the application; the route of the new road, removal of trees, environmental issues, use of green space, the need for social housing the Councils process' and procedures, questioned the efficacy of the report, the integrity of the case officer, the planning consultation arrangements, the lengthy Local Government documents, and the inaccessibility of the Sovereign Authority planning committee information and ZOOM meeting recordings.

In response to members questions the Development Manager advised that during the consultation process 470 letters had been issued, and press notices issued, and a further re-consultation exercise had been carried out for this application.

Mr Higgs addressed the committee in objection to the application; only 1 of 5 residents objections had been referenced in the report, that business objections on the Planning Hub had not included in the report, the method of approval of the hybrid application, the under representation of local residents and both the Town and Parish Council, destruction of trees, lack of customer engagement and focus, devaluation of properties, the reason for the re-consultation process, loss of greenbelt and wildlife. He also made reference to the objections submitted in the consultation for the Outline Application and the seven Nolan principles of public life.

In response to members questions the Development Manager advised that the allocation for the Sustainable Urban Extension (SUE) had been established in the Local Plan. The planning inspectorate had approved the Local Plan in principle and had been agreed.

Lucy Walden, the applicant, addressed the committee in support of the reserved matters application and informed Members that the large SUE hybrid application which was approved in February 2021, was a collaboration between Persimmon

Homes and David Wilson Homes. As a result of consultation and negotiation, with both the consultees and the case officers, a design code had been produced for the site and a reserved matters application developed which made provision for 329 units on Phase 1 of the development.

Paul Stimes was available to answer members questions.

- In response to members questions Paul Stimes advised that additional ventilation would be provided to houses situated close to the industrial estate and the relief road for noise mitigation. Ventilation would be linked to a central point in the loft space of each house.
- There would be addition parking available at the community building and at one of the links.
- No decision had been made regarding whether the school would be built by the developer or the land transferred to West Northamptonshire Council. Councillor Shephard. However, the occupation of 300 dwellings was the trigger for the secondary school to be built by the Local Authority.
- None of the proposed house types would rely on the living room being classed as a bedroom.

In response to members questions the applicant advised:

- Provision had been made for 25% visitor parking on top of the residents parking spaces and met the high standards set by Highways at West Northamptonshire Council. A designated visitors car park was likely to provoke questions regard crime prevention.
- Some smaller properties, on the affordable housing type would have a divide and would not be open plan.

In response to Members questions the Development Manager advised that the proposed open plan living areas of the houses could not be considered bedrooms

In the course of considering the application Members discussed:

- 90% of units on site were compliant with the Nationally Described Space Standards. The 2 bed private house, had been designed as an affordable starter home.
- The quantity of affordable homes within the development.
- The 5 year land supply for West Northamptonshire Council.
- Concern expressed regard the loss of 1800 trees.
- Sovereign Authority meetings had been held in accordance with the rules during the pandemic and had involved electronic meetings open to the Public to attend. That included the involvement and consultation of the Local Plan part 2.
- Noted that the road was for access, not a link road.
- Concern that legacy outline applications and the Section 106 Agreements could not be re-assessed by the Committee.
- Concerns expressed whether existing schools had the resource or capacity to provide schooling for the additional children from the development as the occupancy of housing would be the trigger for the build of the school, or the transfer of land to the Local Authority.
- Width of the roads and parking arrangements.

- Viability Study
- The proposed mix of housing on site

In response to questions the Principal Planning Officer reported:

- The Local Highways Authority had been consulted and the road complied with the national standards required.
- The number of affordable housing had reduced from 25% to 7.9% due to the amendment to the road layout, however there would be provision for 10% affordable housing across the development.

In response to questions the Development Manager informed Members that the responsibility for the replanting of would lie with the developer who would engage 3<sup>rd</sup> parties who would replant trees.

In reaching its decision, the Committee considered the officer's report, the presentation and the representations.

Councillor James proposed the application be approved, the proposition was seconded by Councillor Hill and on being put to the meeting was declared carried with 9 voting in favour and 2 abstentions.

**Resolved:**

That permission be granted subject to conditions set out in the report and that the Assistant Director of Planning and Development be given delegated authority to approve any amendments to those conditions as deemed necessary.

15.18 The meeting adjourned for a comfort break.

15.22 The meeting resumed.

122. **WND/2022/0990 - Royal Oak Way North, Daventry**

The Area Planning Officer outlined the information in the report and provided a presentation which included maps, plans and photographs from various viewpoints overlooking the proposed site and illustrative views to give context.

The Area Planning Officer advised that:

- Demolition of the existing building, with approximately 89,730sqm of floors space and stood 12m in height, had been approved under reference WNPDP/2022/0050.
- The proposed redevelopment application was for 3 replacement buildings, with a reduction of floor space to approximately 74,320sqm, with an increase in height, 2 buildings standing at 22m and floor space. standing between one building standing at 19m and two at 22 metres in height. The topography of the site was 2m lower than neighbouring building which stood 15m in height
- The site was allocated as employment land under Policy EC4b of the Part 2 Local Plan.
- A Landscape and Visual Impact Assessment had been carried out by the developer. The proposed buildings would be visible from various vantage

points. Suitable cladding and additional proposed landscaping enhancements would mitigate the visual impact.

- Car parking would be provided for staff, it was proposed to include the infrastructure for electric vehicle charging points, bicycle parking shelters and bus passes issued to employees to promote sustainable transport options serving the development.
- No objections had been received from The Local Highways Authority regarding the proposed access. Provision had been made for pedestrians and cyclists to access the site.
- A construction management plan would be required to ensure sufficient mitigation was undertaken during the development of the site.
- A Section 106 Agreement would secure financial contributions for the implementation and monitoring of an agreed Travel Plan and Travel Pass scheme for employees.

In response to questions the Area Planning Officer advised that:

- The topography of the site needed to be considered when comparing the heights of neighbouring buildings.
- The heights of the units would be a maximum of 22m and 19m.
- Provision was being made for sustainable travel options for staff.
- The square footage of the floor footprint had been adjusted to allow for landscaping and biodiversity. The proposal would deliver a net gain on biodiversity across the site in excess of 10% and would be compliant with Policy.
- The site was identified as an industrial zone.
- The Section 106 would secure the finances for the issue of bus passes and issue would be based on first occupation of buildings.
- Daventry Town Council had advised they had no objection to the application.
- Cycle shelters would be provided within the site.

Harriet Swale, the agent, addressed the committee in support of the application highlighting the benefits of the scheme and the development plan, also noting the landscaping and biodiversity provision and the sustainability of the development.

Matthew Store, the Applicant, was also in attendance to answer members questions.

In response to questions, the agent advised that the letting agents had indicated that their customers currently required higher industrial buildings to enable them to operate on a smaller footprint therefore the buildings in the application would meet that expectation.

In response to questions, the applicant advised that there no occupiers or business types had been identified for the units.

During the course of the discussion Members considered:

- The colour palette of the cladding
- Impact on the local amenity

- Effects on the landscape
- Ecology and biodiversity
- Landscaping
- Sustainability of the new development
- Electric Vehicle Charging Points
- Height of units, the topography of the site

In response to a question The Area Planning Officer further advised that currently there was no maximum height for industrial units, that each application would be discussed on its own merits.

In reaching its decision, the Committee considered the officer's report, presentation and the representations.

Councillor James proposed the application be approved, the proposition was seconded by Councillor Hill, and on being put to the meeting was declared carried with 9 voting in favour, and 2 abstentions.

**Resolved:**

That the Assistant Director of Planning and Development be given delegated authority to grant permission subject to the conditions set out in the report (and any amendments to those conditions as deemed necessary).

The meeting closed at 3.51 pm

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

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