

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 9 February 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

Officers:

James Rodger, Development Management Manager
Forrest Childs, Planning Officer (For Minute Item 39)
James Paterson, Principal Planning Officer (For Minute Items 40, 41, 42 and 43)
Neil Weeks, Planning Solicitor
Richard Woods, Democratic Services Officer

36. Declarations of Interest

There were no declarations of interest.

37. Minutes

The minutes of the meeting of the Committee held on 12 January 2023 were agreed as a correct record and signed by the Chair.

38. 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.

39. **41 Meadow Lane, Little Houghton**

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

A written statement from Little Houghton Parish Council, objecting to the proposed development, was read out to the Committee setting out the Parish Council's view that the height, scale, and design of the proposed development was inappropriate and out of character in relation to the existing street scene at Meadow Lane, and was contrary to the Little Houghton Conservation Appraisal and Management Plan.

Andrew Langley, a local resident, addressed the Committee in support of the application and expressed the view that the existing property was in need of refurbishment, and that the proposal represented a high quality design and therefore a significant visual improvement on the existing property.

Louise Jelley, the Agent for the Applicant, addressed the Committee in support of the application and reiterated the view that the existing property required modernisation in order to suit the requirements of the occupiers. The proposed development also represented an improvement in design quality over the existing development, accorded with planning policy and did not cause any unacceptable impact on the amenity of neighbouring properties.

It was proposed by Councillor Sue Sharps and seconded by Councillor Tony Bagot-Webb that application WNS/2022/1415/FUL be approved in accordance with the recommendation set out in the officer's report. The motion was put to the vote with six votes cast in favour of the proposal and three votes cast against, 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/2022/1415/FUL subject to the conditions set out in the case officer's report (and any amendments to those conditions as deemed necessary).

40. **Land Adjacent to Tesco, Old Tiffield Road, Towcester**

The Committee considered application WNS/2022/0731/MAF for the Erection of 14 no. employment units for a flexible range of employment uses (within Classes

E(g)(iii), B2 and / or B8) including ancillary offices, plus a freestanding pod unit (within Class E) together with new access road, landscaping, and associated works at Land Adjacent to Tesco, Old Tiffield Road, Towcester for IPIF LP c/o Legal & General Investment Management.

Alex Rogerson, the Agent for the Applicant, addressed the Committee in support of the application. David Holdaway, a Transport Consultant acting on behalf of the applicant, was also in attendance to answer questions from the Committee regarding the highways impact of the proposed development.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Alison Eastwood that the application be deferred to a future meeting of the Committee subject to a representative from West Northamptonshire Council's Highways Team being available to answer questions from the Committee on the highways impact assessments and modelling that was undertaken in respect of the proposed development. In response to this proposal, officers explained that West Northamptonshire Council's Highways Team were consulted in full on the proposed development and raised no objections, therefore the proposal was subsequently withdrawn.

In response to questions from the Committee regarding the highways-related elements of the proposal, officers explained that the application site remained subject to the extant planning permission approved in November 2021 for a retail-based scheme on the site, which would likely generate significantly more vehicle movements than the proposed employment use scheme.

It was further proposed by Councillor Tony Bagot-Webb and seconded by Councillor Karen Cooper that the application be approved in accordance with the recommendation set out in the officer's report. The motion was put to the vote with nine votes cast in favour and none cast against, therefore the motion was carried.

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

Resolved

- (1) That authority be delegated to the Head of Planning Delivery to grant permission to application WNS/2022/0731/MAF subject to:
 1. 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 provision of funds (£15,000) to support sustainable transport (and any amendments as deemed necessary).
 2. The conditions set out in the case officer's report (and any amendments to those conditions as deemed necessary).

The Committee considered application WNS/2022/1948/PIP which related to an application for permission in principle for the development of 3-5 houses at Land South East of Brackley Road, Silverstone for Fernhill Estates Ltd.

Councillor Dermot Bambridge, the local ward member for Silverstone, addressed the Committee and provided an overview of the local context behind the proposal.

In response to questions from the Committee regarding noise attenuation from Silverstone Circuit, the Development Management Manager advised that the furthest section of the development plot was 754m from the Circuit, therefore any planning permission should contain an additional informative that noise attenuation would need to be addressed via a technical matters application.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Tony Bagot-Webb that the application be refused in accordance with the officer's recommendation, subject to the addition of an informative that any future planning permission granted for this site shall contain an additional informative advising that noise attenuation relating to Silverstone Circuit would need to be addressed via a technical matters application. The motion was put to the vote with eight votes cast in favour, one abstention and no votes cast against, therefore the motion was carried.

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

Resolved

(1) That application WNS/2022/1948/PIP be refused for the following reason:

1. The proposed development is located in a Special Landscape Area and would be harmful to the character and appearance of that area. The fields between the built form of the village and the A43 serve as a buffer and form an important part of the rural setting of the village and thereby inform a significant part of its special character. The importance of these fields is clear in providing a distinct boundary to the village and preventing its abutting the A43 as well as providing part of the separation of the village from the Silverstone circuit. The development of this parcel of the existing field would disrupt the visual characteristics and fail to conserve the unique character and appearance of the Special Landscape Area as well the rural setting of Silverstone. The proposed development is therefore contrary to Policies NE2 and SS2(1a) of the South Northamptonshire Part 2 Local Plan as well as Policy R1(b) of the West Northamptonshire Joint Core Strategy.

(2) That authority be delegated to the Head of Planning Delivery to identify by means of an Informative that consideration of noise attenuation from nearby Silverstone Circuit would need to be addressed via a technical matters application in the event that planning permission is granted on this site in the future.

42. Land North of 14 Longcroft Lane, Paulerspury

The Committee considered application WNS/2022/1947/PIP which related to an application for permission in principle for the development of 2-4 houses at Land to the North of Longcroft Lane, Paulerspury for Fernhill Estates Ltd.

There were no public speakers on this item.

Members of the Committee commented on the current condition of Longcroft Lane, noting that this was a remote and narrow country lane with the potential for difficulties with access for both construction vehicles and future occupiers upon completion of the development.

In outlining the reasons for refusal, the case officer explained that proposed development was unacceptable due to the location of the proposal, and unacceptable in principle because it was contrary to the Development Plan with no material considerations indicating permission should be granted.

It was proposed by Councillor William Barter and seconded by Councillor Dermot Bambridge that the application be refused in accordance with the officer's recommendation. The motion was put to the vote with nine votes cast in favour and no votes cast against, therefore the motion was carried.

Resolved

(1) That application WNS/2022/1947/PIP be refused for the following reason:

1. As a result of its location, the proposed development would give rise to unacceptable impacts on highway safety on Longcroft Lane, due to the potential for the development to intensify the use of this lane, which is very narrow with poor visibility and no passing points. The proposals would cause an intensification of use of an un-signposted substandard access onto a main Trunk Road to the detriment of highway safety. Furthermore, the residual cumulative impacts on the road network as a result of the development would be severe. In addition vehicles could come into conflict with pedestrians attempting to use the public right of way (RU21) which opens out onto the lane and from which there is poor visibility, this would be to the detriment of pedestrian safety. Officers consider that these issues cannot be readily addressed by the submission of additional technical information. The proposed development is therefore contrary to Policy SS2 of the South Northamptonshire Part 2 Local Plan, Policy C2 of the West Northamptonshire Joint Core Strategy as well as paragraph 109 of the NPPF.

43. Land to the North and East of Little Houghton CE Primary School, South of Home Acre and West of Bedford Road, Little Houghton

The Committee considered application WNS/2022/1396/MAR for outstanding reserved matters (Appearance, Layout, Scale and Landscaping) for new bus pick-up/drop-off and turning area with additional vehicle parking and highways access for Little Houghton CEVA Primary School, plus the erection of 22 Dwellings pursuant to Outline Planning Permission S/2019/1391/MAO. (amended plans) at Land to the North and East of Little Houghton CE Primary School, South of Home Acre and West of Bedford Road, Little Houghton.

Paul Johnson, the Agent for the Applicant, addressed the Committee in support of the application and provided an overview of the reserved matters in the context of the outline planning permission pursuant to S/2019/1391/MAO.

It was proposed by Councillor Alison Eastwood and seconded by Councillor Karen Cooper that the application be approved in accordance with the recommendation set out in the officer's report. The motion was put to the vote with nine votes cast in favour and none cast against, therefore the motion was carried.

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

Resolved

- (1) That authority be delegated to the Head of Planning Delivery to grant permission to application WNS/2022/1396/MAR subject to the conditions set out in the case officer's report (and any amendments to those conditions as deemed necessary).

44. Urgent Business

The Development Management Manager submitted a report which recommended that the Committee agree to hold pre-Committee site visits for the following applications. It was anticipated that these applications would be brought before the Committee for determination at its next meeting.

Application No: WNS/2022/2294/MAF

Proposal Erection of 66-bed care home for elderly people with associated access, car parking and landscaping.

Location Towcester Road, Greens Norton, NN12 8BL

Reason To enable the relationship of the development to the village to be assessed. To consider, in site context, the design merits of the proposals, and to consider highway impacts.

Application No: WNS/2022/2384/MAF

Proposal Development of up to 24 First Homes

Location	Land East of Northampton Road, Roade
Reason	To enable the relationship of the development to the village to be assessed.
Application No:	WNS/2022/2442/FUL
Proposal	Retrospective change of use from residential care home (C2) to large HMO/Hostel Accommodation (Sui-Generis)
Location	Westgate House Nursing Home, Eastcote Road, Gayton
Reason	To enable the relationship of the development to the village to be assessed. To enable consideration of site specific factors which may have a bearing on the appropriateness of the development site for the use proposed.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Karen Cooper that the proposed pre-Committee site visits be approved, subject to the addition of a site visit to Westgate House Nursing Home, Eastcote Road, Gayton for the proposed change of use from residential care home (C2) to large HMO/hostel accommodation (sui-generis). The motion was put to the vote with nine votes cast in favour of the proposal and none against, therefore the motion was carried.

Resolved

(1) That the proposed pre-committee site visits be approved.

The meeting closed at 5.14 pm

Chair: _____

Date: _____