



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at Forum, Moat Lane, Towcester on Monday 20 February 2023 at 2.00 pm.

Present:

Councillor Phil Bignell (Chair)
Councillor Ann Addison (Vice-Chair)
Councillor Jonathan Harris
Councillor Rosie Herring
Councillor David James
Councillor Charles Manners
Councillor Ken Pritchard
Councillor Bob Purser
Councillor Jake Roberts
Councillor John Shephard

Substitute Members:

Councillor Kevin Parker

Apologies for Absence:

Councillor Stephen Hibbert
Councillor Cathrine Russell

Officers:

Erica Buchanan, Principal Planning Officer
Daniel Callis, Principal Planning Officer
Suzanne Clear, Majors Team Leader
Diana Davies, Democratic Services Officer
Rebecca Grant, Major Projects Officer
Shaun Robson, Development Manager
Neil Weeks, Planning Solicitor

105. Declarations of Interest

There were no declarations of interest.

106. Minutes

The Chair noted that the Minute Reference 104 should read, Councillor Harries proposed the Officers recommendation and the proposition was seconded by Councillor Parker.

Resolved: That, subject to the amendment above, the Minutes of the Strategic Planning Committee of 23 January 2023 be approved and signed as a correct record.

107. **WND/2021/0500 Land off Central Avenue, Adj. Kingsthorpe Bowling Club Boughton**

The Principal Planning Officer provided a presentation which included maps and photographs from various vantage points of the proposed site and illustrative street scenes to give context.

The Principal Planning Officer advised that the application site was approximately 1.60 hectares, with one access point to the site from Central Avenue. The site formerly accommodated a squash club which had been demolished and some hard standing remained and was currently overgrown.

The proposal was a full application for the residential development of the site which would provide 38 homes affordable homes comprised of 6 one bed flats, 10 two bed houses and 22 three bed houses, a mix of semi-detached and terraced houses.

The proposed dwellings would be of red and buff brick with grey roofing tiles to reflect the materials on the Buckton Fields development.

The proposal would provide suitable separation distances to and would have no adverse effect on the amenities of the neighbours.

The road extending from Central Avenue into the site would initially be a width of 5.5m wide carriageway with 2.0m pavements either side then transition into a shared surface of 6.0m wide.

In response to questions the Principal Planning Officer advised that the additional lamppost requested by the Parish Council on the footpath that accessed the site was outside of the application site. The new highway to the site would include streetlighting which would have to be agreed and signed off by the Highways Authority.

When a site contained 100% affordable housing it would be rare to enter into a Section 106 agreement with the developer.

2 parking spaces had been allocated per dwelling thereby reducing the number of vehicles that would be parked on the road thereby mitigate the risk that emergency vehicles would be unable to pass.

The public footpath was outside the ownership of the developer.

Councillor Kilby-Shaw, Kingsthorpe Parish Council, addressed the committee in objection to the application in relation to highways access and road safety.

In response to a question regarding a suggested, alternative access point to the site, the Planning Solicitor informed Members, that the land in question was subject to an easement which, could prevent it being used as an approach. The landowner would have to be identified and asked if they would allow additional rights.

The Development Manager added that without the provision of the information regarding the easement the application had been assessed on the existing arrangement with access from Central Avenue.

In response to questions the Development Manager advised that application would be required to have a Construction Management Plan which could restrict the movement of construction traffic to approved routes and within specific hours and highlighted that would prove difficult to monitor and enforce.

Councillor Rumens, Ward Member, addressed the committee in objection to the application in relation to highways access and road safety.

Rob Wells, the agent, addressed the committee in support of the application and indicated that the footpath access would be amended.

In response to questions the Agent advised that the design of the access would change, and signage would be clear where pedestrians had priority.

The northern boundary would be fenced, and the ownership of the boundary would be transferred to the affordable housing units.

In response to questions the Principal Planning Officer advised:

The Authority would not adopt the new access road, cycle path or footpath until remedial works had been carried out.

In response to a question the Development Manager advised that planning is guided by the Highways Authority, they would need to indicate a requirement for a safety barrier for planning to make provision in the conditions for mitigation of risk.

In the course of their discussion Members considered the active travel plan and that the interdependencies required a more collaborative approach. Concerns regarding the potential conflict of cars and pedestrians; options for reducing potential risks to pedestrians at the split junction; a requirement to reduce the speed of traffic; the number of houses on a small site; parking; the use of an established site access; options

The Development Manager informed Members that if they were to recommend the application for refusal they would be required to provide their reasons for refusal.

In the course of their discussion Members considered that the application was on a brownfield site; provided much needed affordable housing; provision of a barrier; highways visibility splays would have identified risk; density of housing; 2 metre wide footpath was a modern standard; a hectare, of unused site; and improved signage on the 4 way junction.

Councillor Herring proposed that the application be deferred to consult further with Highways and Councillor Harris supported the deferral.

Members discussed the reasons; more information regarding child safety; road safety; traffic control; road markings; give way signs; the construction plan; and limiting the timings of Heavy Goods Vehicle traffic.

The Development Manager informed members were to approve the application, they could attach further conditions to agree in writing, consult with highways, and or include additional features to mitigate risks and grant permission for delegated authority to Assistant Director of Planning and Development in consultation with the Chair, Officers and Ward Members.

Cllr Pritchard put forward a second proposal that the application be approved subject to approve the application.

Councillor Herring withdrew the proposal to Defer the application.

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

Councillor Pritchard proposed the application be approved, subject to the allaying of road safety concerns, inclusion of a route for construction traffic and the inclusion of acceptable operating hours. The proposal was seconded by Councillor James and on being put to the meeting was declared carried with 9 voting in favour and 2 against.

Resolved:

That the delegated authority be granted to the Assistant Director of Planning and Development to grant permission subject to:

Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.

The construction Management Plan shall include the following details:-

- i. securing a route for construction traffic without on street parking interfering with the route,
- ii. Details to show the exact type and position of the wheel washing facility to be provided on-site, and precautions undertaken to prevent the deposit of mud and other debris from vehicles leaving the site onto the public highway,
- iii. Details to show the location and type of all signage to be provided along the construction/ delivery traffic route,
- iv. Details to show the location of the on-site temporary construction compound area(s) and provision for on-site parking for deliveries and site operatives, The development shall thereafter be strictly carried out in accordance with the details so approved and the approved measures shall remain in place for the duration of the construction of the development.

The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

Reason: In the interests of safeguarding highway safety and residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

- 5 No construction work (including sub-contractors) shall take place on the site outside the hours of 0730 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 and S10 of the West Northamptonshire Joint Core Strategy 2014.

- 16 Notwithstanding the submitted details in the construction management plan, construction vehicles and deliveries shall only arrive/ leave the site between the hours of 10:00 hours and 1430 hours Mondays to Fridays during school days and between the hours of 10:00 hours and 16:00 hours Mondays to Fridays during school holidays; and at no times outside of these days and hours.

Reason: To ensure the protection of local residential amenity throughout construction and to avoid construction traffic using local residential roads during peak hours in the interest of highway safety

108. WND/2022/0800 Land at Malabar Farm, Staverton Road, Daventry

The Major Projects Officer outlined the information in the report and provided a presentation of the reserved matters application which included information regarding the detailed layout of the site, the appearance and street scene character areas of the site, the location in relation to the town and the A45.

The revisions that had been made to the scheme were in accordance with the principles set out in the approved Design Code.

The outline planning consent had made provision of 48 units, the reserved matters application had a more enhanced provision of 65 units.

The Major Projects Officer reported that the supplementary information advised that highways had withdrawn their objection.

In response to questions the Major Projects Officer reported that 25% affordable housing had been agreed at Daventry area committee, on the outline planning consent.

The Section 106 agreement made provision for the responsibility of maintenance of the green space to be offered to District Council, Town Council or a management company.

The Development Manager advised the Committee that the restructure of the planning service required that all of the recommendations be amended to read;

delegated authority be granted to the Assistant Director for Planning and Development.

Tom James, the agent, addressed the committee in support of the application.

In response to questions the agent advised that the maintenance for each character apartment would be calculated per block. The A45 made provision for cyclist and pedestrian access. The affordable housing blocks were in accordance with the design code.

The Major Projects Officer added that the apartments were of the town character and would accord with the design code.

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

Councillor Parker proposed the application be approved, the proposition was seconded by Councillor James and on being put to the meeting was declared carried unanimously.

Resolved:

That the delegated authority be granted to the Assistant Director for Planning and Development to Grant Permission, subject to the conditions and any amendments to those conditions as deemed necessary.

109. **WND/2022/1027 Staverton Road, Daventry**

The Major Projects Officer outlined the information in the report and provided a presentation which included photographs, plans and information regarding the access, installation and pedestrian crossing to provide context.

The Major Projects Officer advised that Condition 24 of planning permission DA/2019/1000 had required the access from the A425 to be installed prior to the construction commencing on site. The developer had commenced work and had applied to vary the condition.

The S73 application to vary the wording of Condition 24 of planning permission DA/2019/1000 would allow construction to continue before the access from the A425 was installed.

Highways supported the revised wording.

Discussions were being held with the developer to align the highways accessibility of the site with the similar condition applied on the Malabar roundabout. The planning condition had been applied to the application on the request of highways who had concerns regarding Heavy Goods Vehicles using the existing road.

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

Councillor James proposed the application be approved, the proposition was seconded by Councillor Parker and on being put to the meeting was declared carried unanimously.

Resolved:

That the delegated authority be granted to the Assistant Director for Planning and Development to Grant Permission, subject to the conditions and any amendments to those conditions as deemed necessary.

110. **WNS/2022/0971 Manor Farm, Alderton Road, Paulerspury**

The Majors Team Leader outlined the information in the report and provided a presentation which included maps and photographs from various vantage points of the proposed siting of clamps and illustrative views to give context.

The Majors Team Leader advised that the three additional agricultural silage clamps and two associated digestate and surface water lagoons were for Manor Farm feedstocks only.

The Arboriculture consultee confirmed that the landscaping scheme within the Landscaping and Biodiversity Enhancement Plan was sufficient. No biodiversity net gain was required. New landscaping was proposed around the north eastern and north western boundaries of the site.

Concerns had been raised by Alderton Parish Council.

Access to the site during the construction stage had been adequately addressed within the Construction Traffic Management.

The proposed landscaping to the edges of the site would provide a screen and improve the views of the site from footpath SK/002. Views of the facility from within Alderton Village are very limited, the proposed development when viewed from Alderton village and would not change the relationship between the existing agricultural site and the historic village.

The Lead Local Flood Authority had no objection in principle to the application. They required additional information, from the applicant, which required further modelling prior to receiving their approval.

In response to members queries The Majors Team Leader advised

Crops grown on the farm, would produce 27,000 tons - 13 tons per acre of vegetables to produce silage. Storage for 20,000 tons of fluid had previously been approved. The current application for the lagoons was for an additional 20,000 tons.

Height of the clamp was lower than the existing digesters on site and would be screened by the additional planting.

Noise management had been assessed and had been assessed and a condition applied to the recommendation.

31 letters of objection had been received, objections included concerns regarding the operation of the pump, visual impact and nitrogen emissions. Full details of objections had been set out in the report,

A condition had been applied which ensured that the proposal was to provide facilities for Manor farm.

The Development Manager advised that it was normal practice to apply planning conditions to the granting of planning permission, which limited and controlled the way in which the planning permission must be implemented and would require a separate application in order to vary the condition.

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

Councillor Pritchard proposed the application be approved, the proposition was seconded by Councillor James and on being put to the meeting was declared carried unanimously.

Resolved:

That the delegated authority be granted to the Assistant Director for Planning and Development to Grant Permission, subject to the conditions and any amendments to those conditions as deemed necessary.

The meeting adjourned at 16.00 for a comfort break and readjourned at 16.20.

111. WNS/2022/2281/MAR Land at Towcester Vale Towcester (H20)

The Principal Planning Officer outlined the information in the report and provided a presentation which included maps and photographs from various vantage points of the proposed site and illustrative street views to give context.

The Principal Planning Officer advised that the final sign off with highways for the spine road could be expected by the end of March.

Play areas, would be accessible with a LEAP to south east, one south west.

Cycleways would link through the site and into the town.

The landscaping programme of works would be carried out in consultation with the Local Planning Authority.

The housing would consist of 1, 2, 3 and 4 bed units and would include 14 affordable units within two clusters on the site which equated to 10% of the requirement.

The house types would provide the continuity of character and materials types, consistent with previously approved types on previous phases.

A footpath of a no dig construction would be added to allow passage through the woodland, improving the amenity value.

In response to questions the Principal Planning Officer advised that the area of protected trees, would sit within the urbanised area and would be transferred to the Town Council for perpetuity.

In the course of considering the application Members discussed the inflexibility of policies when considering reserved matters applications. With the fast pace of the climate change agenda, outline applications continued to be considered without the mechanism to enable them to be modified to reflect current environmental issues. Considered the merits of a policy that would enable a review.

Ensuring the provision of primary and secondary health care required a consolidated approach in the future.

Section 106 monies for health care required consideration to ensure the health services were in a position to use the allocation for delivery of services and/or capital infrastructure.

In response to questions the Development Manager advised:

Whilst the planning team were required to contact consultees, they were reliant on the consultee's engagement, they were not legally obliged to provide a response.

In response to further questions the Principal Planning Officer further advised:

The original outline planning consent for the site was approved in 2015. Any new outline consents would make provision for solar panels and electric charging points. Dependant on the date an application was registered for building consent, the recent changes to the Building Regulations would require some developments to reconsider the provision.

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

Councillor James proposed the application be approved, the proposition was seconded by Councillor Manners and on being put to the meeting was declared carried unanimously.

Resolved:

That the delegated authority be granted to the Assistant Director for Planning and Development to Grant Permission, subject to the conditions and any amendments to those conditions as deemed necessary.

112. **WNS/2022/2365 Land at Towcester Vale, Towcester**

The Principal Planning Officer outlined the information in the report for the reserved matters application for 167 dwellings within part of phase 5 of the SUE. The

presentation included maps and photographs from various vantage points of the proposed site, illustrative street scenes and elevations to provide context.

The Principal Planning Officer advised that an indicative route for the realignment of the public right of way was the subject of a separate discussion. And would seek to improve the navigation routes through the area and provide a more attractive and pleasant route.

Both the main spine road and the open space elements would be provided by the lead developer under separate planning consents.

The site would contain 165 dwellings and would be comprised of a mix of, 1, 2, 3, 4 and 5 bed units, predominantly 2 storey, with about roughly a third (59) 2.5 storey units and one bungalow.

In compliance with the Section 106 agreement, a 10% allocation of 17 affordable units would be provided.

Objections had been raised by the existing residents, particularly in relation to being overlooked. The Council's adopted standard states that there should be a minimum of 18m between facing living area windows. The closest distance between any proposed dwelling and any existing dwelling would be between 29m and 50m. The buffer would be landscaped and screen planted to improve open space and to provide screening.

All house types included would be in line with the design code and materials would be consistent with other applications approved on the site

The Principal Planning Officer advised members of the minor amendments included in the published late representations.

In response to questions The Principal Planning Officer added that the design code had been agreed for the development.

The outline application had allocated 25% affordable housing on the overall site. The viability assessment study had determined 10% affordable housing on the phase of the development for WNS/2022/2365, 17 affordable units provided 10.3%.

No response had been received from the Councils Ecology department, the site covered arable land and an ecology report would not be expected.

The Lead Local Flood Authority reports will be covered by condition 12 on the outline permission S/2007/0374/OUTWNS.

Both the Local and National Highways Authority and the developer were holding discussions regarding the deliver the relief road at the earliest opportunity.

Councillor Manners left the meeting and did not take part in the discussion or vote on this application.

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

Councillor Pritchard proposed the application be approved, the proposition was seconded by Councillor James and on being put to the meeting was declared carried unanimously.

Resolved:

That the delegated authority be granted to the Assistant Director for Planning and Development to Grant Permission, subject to the conditions and any amendments to those conditions as deemed necessary.

The meeting closed at 4.45 pm

Chair: _____

Date: _____