



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 11 May 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 Alison Eastwood
Councillor Sue Sharps

Apologies for Absence:

Councillor Karen Cooper

Officers:

James Rodger, Development Management Manager
James Paterson, Principal Planning Officer (For Minute Item 63)
Harjit Gill, Planning Solicitor
Richard Woods, Democratic Services Officer

59. Declarations of Interest

There were no declarations of interest.

60. Minutes

The minutes of the meeting of the Committee held on 6 April 2023 were agreed as a correct record and signed by the Chair.

61. Chair's Announcements

As this was the final meeting of the South Northamptonshire Local Area Planning Committee in its current form, the Chair thanked all Members and Officers, past and present, who had contributed to the work of the Committee since it was established following the transition to Unitary governance arrangements in 2021.

The Chair also made the following additional 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.

62. **Proposed Pre-Committee Site Visits**

The Development Management Manager provided a verbal update on current status of pre-committee site visits and explained that the site visit relating to Land East of Northampton Road, Roade which had been agreed by the Committee at its February 2023 meeting, would now be undertaken by the successor committee, Planning Committee – South.

63. **11 Bakers Lane, Shutlanger**

The Committee considered application WNS/2022/0310/OUT for an outline application for 3 no. of detached townhouses with all matters reserved except for access at 11 Bakers Lane, Shutlanger, NN12 7RT for Mr & Mrs D Fry.

Mr David Fry, the applicant, addressed the Committee in support of the application and explained his view that, following a number of previous approved planning applications on the site, the principle of residential development on the site had therefore long been established and that the outline consent had reaffirmed previous consents.

A written statement from Councillor Louisa Fowler, the local ward member for Towcester and Roade and originator of the call-in of this application, was read out to the Committee in objection to the application. The objections were on the grounds that the proposed development was out of character with the village of Shutlanger, the proposed size of the properties was too large, and that there was a lack of suitable parking.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor William Barter that application WNS/2022/0310/OUT be approved in accordance with the Case Officer's recommendation, subject to amendments to Condition 17 to ensure that the proposed tandem parking spaces be open at both the front and rear, that the tandem parking bays be of a minimum internal width of 3.3 metres, and that the tandem parking bays cannot be converted for use into living accommodation in the future. The motion was put to the vote with six votes cast in favour of the proposal and two votes cast against, therefore the motion was carried.

At the conclusion of the debate, Councillor Alison Eastwood requested it be recorded in the minutes that she had recently visited Bakers Lane, Shutlanger and that whilst in attendance, a scaffolding lorry was observed to be obstructing the road, that cars that were parked on the pavement and the grass verge, and that whilst parked up her vehicle was then blocked into the street by two additional arriving vehicles.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers, and the written updates.

Resolved

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNS/2022/0310/OUT subject to:
 1. Amendments to Condition 17 in the Case Officer's report to secure the following:
 - a) That the proposed tandem parking spaces be open at both the front and rear.
 - b) That the tandem parking bays be of a minimum internal width of 3.3 metres.
 - c) That the tandem parking bays cannot be converted for use into living accommodation in the future – exact wording delegated to officers.
 2. The addition of two Informatives to ensure that tracking diagrams are provided by the applicant, and that design advice is provided for the development comprising of 2 storey properties, as opposed to 2.5 storey properties.
 3. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

64. Urgent Business

There were no items of urgent business.

The meeting closed at 3.37 pm

Chair: _____

Date: _____