



Planning Committee Report

Application Number: WNS/2022/1675/COND

Location: Home Farm Business Park Church Way Whittlebury NN12 8XS

Development: Condition 3 (design guidance) S/2019/0037/MAO Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings

Applicant: Pury Hill Ltd

Agent: nineteen47 Ltd

Case Officer: Daniel Callis

Ward: Deanshanger

Reason for Referral: The submission relates to the design principles for a Major Development

Committee Date: 8th June 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO APPROVE THE DETAILS SUBMITTED IN RELATION TO THE CONDITION

Proposal

Condition 3 (design guidance) S/2019/0037/MAO Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings

Consultations

The following consultees have raised **objections** to the application:

- WNC Highways

The following consultees have raised **no objection** to the application:

- Whittlebury Parish Council

No letters of objection have been received and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Whether the design guidance would safeguard the visual amenities of the area.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site represents an existing employment site located on the edge of the village of Whittlebury. The site covers an area of approximately 0.8 hectares and although relatively flat across the site it is positioned on the edge of a ridge which overlooks open countryside between Whittlebury and Silverstone. The site although on the edge of the village is located outside the village confines and therefore represents an area of open countryside.
- 1.2 Currently maintained as an employment site the buildings on the site are a mix of styles, conditions and in different uses with a variety of small businesses. In terms of heights the majority of the existing buildings are single storey particularly along the edge of the ridge but increasing to two storeys opposite the entrance to the site along Church Way.
- 1.3 Access to the site is maintained at a single point off Church Way. The access is on a blind bend with restricted visibility to the left which is made worse by the existing embankment and dense landscaping along the edge of Church Way.
- 1.4 To the immediate east of the application site is the Church of St Mary which is Grade II*. There are existing residential properties to the north and east.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks to discharge condition 3 of the outline permission S/2019/0037/MAO.
- 2.2 The condition states:

Prior to the submission of any application for reserved matters approval a design guidance document shall be prepared for the whole application site and agreed in writing by the Local Planning Authority. This document shall provide guidance and / or design code on the following matters:

- a) *The design and materials of buildings, highways and boundary treatment, and*
- b) *The integration of the development with its surroundings, so as to form a visually sympathetic, sustainable and secure form of development.*

Reason : The site represents a prominent and sensitive edge to Whittlebury village where a non-standard house design would not be appropriate and to safeguard the visual amenities of the area in accordance with Policy SS2: General Development Principals of the South Northamptonshire Local Plan (Part 2).

- 2.3 Condition discharge application are normally dealt with under delegated powers by Officers, However, the reason this application is being brought before Committee is because the details approved will directly influence (and constrain) the design of the reserved matters application. Officers feel that, in order to freely determine the reserved matters application, the Committee should also be able to determine the design guidance.
- 2.4 The design guidance submitted is a deliberately brief 'light touch' package of information. Given the relatively modest scale of development, and the presence of the concurrent reserved matters application, the applicant has sought not to be too prescriptive with the content of the submission to discharge the condition.

3 CONSTRAINTS

- 3.1 Site is located outside the confines of Whittlebury village and hence in open countryside;
- 3.2 Due to its elevated position the location of the site is very prominent particularly from the approach along Whittlebury Road leading up the hill from Silverstone;
- 3.3 There are a number of mature trees located on the boundary to the site;
- 3.4 The site lies within a 2km buffer of SSSI – Whittlewood Forrest;
- 3.5 The site lies within a 2km buffer of the following Local Wildlife Sites: 1. Wild Wood; 2. Foxhole Copse; 3. Birch & Linshire Copse; 4. Cheese Copse; and 5. Burcote Wood;
- 3.6 The site affects the setting of a grade II* listed building known as Church of St Mary;
- 3.7 Area is within an area of the following archaeological assets: 1. Open fields' project: Areas of Survival of Ridge & Furrow; 2. Whittlebury – medieval village; 3. Probable Iron Age Hillfort & Saxon Burh.

4 RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:
- S/2019/0037/MAO - Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings – APPROVED March 2021
 - S/2018/1432/OUT - Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development comprising up to 14 dwellings together with new bakery – REFUSED September 2018.

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 5.5 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.6 The relevant policies of the LPP1 are:
- SA – Presumption in Favour of Sustainable Development
 - S1 – Distribution of Development
 - S2 – Hierarchy of centres
 - S3 – Scale and distribution of housing development
 - S5 – Sustainable Urban Extensions
 - S10 – Sustainable Development Principles
 - S11 – Low Carbon and Renewable Principles
 - E1 - Existing Employment Areas
 - H1 - Housing Density and mix and type of dwellings
 - H2 - Affordable housing
 - H3 - Rural exception sites
 - H4 - Sustainable housing
 - INF1- Approach to Infrastructure Delivery
 - INF2 - Contributions to Infrastructure Requirements
 - BN1 - Green Infrastructure Connections
 - BN2 - Biodiversity
 - BN3 - Woodland Enhancement and Creation
 - BN5 - The Historic Environment and Landscape
 - R1 - Spatial Strategy for the Rural Areas
 - R2 - Rural Economy

South Northamptonshire Local Plan (Part 2) (LPP2)

- 5.7 The relevant policies of the LPP2 are:
- SS1 - The Settlement Hierarchy
 - SS2 - General Development Principles

- LH3 - Entry Level Exception Sites
- LH8 - Affordable Housing
- LH10 - Housing Mix And Type
- EMP1 - Supporting Skills
- EMP2 - Existing Commercial Sites
- INF1 - Infrastructure Delivery And Funding
- INF2 - Community Facilities
- INF3 - Education Facilities
- INF4 - Electric Vehicle Charging Points
- GS1 - Open Space, Sport And Recreation
- GS2 - Local Green Spaces
- GS3 - Residential Garden Extensions
- HE1 - Significance Of Heritage Assets
- HE2 - Scheduled Ancient Monuments And Archaeology
- HE5 - Listed Buildings
- NE2 - Special Landscape Areas
- NE3 - Green Infrastructure Corridors
- NE4 - Trees, Woodlands And Hedgerows
- NE5 - Biodiversity And Geodiversity

Material Considerations

5.8 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Parking: Standards and Design (SPD)
- Developer Contributions (SPD)
- Housing (SPD)
- SNC Design Guide

6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Whittlebury Parish Council	No objection	<p>Initially objected to the development in principle and raise concerns about:</p> <ul style="list-style-type: none"> • Density • Pedestrian connectivity with the rest of the village • Whether there is adequate parking provision (including for residents) • Whether there is adequate provision for turning large vehicles <p>Welcome the use of traditional designs and materials.</p> <p>Subsequently, in relation to the re-</p>

		consultation, the response confirmed no objection.
WNC Highways	Objection	<p>The LHA would expect within the design code details of the standard highway dimensions for the different adoptable street hierarchy, including footpaths and service strips.</p> <p>A number of the proposed materials for both the highway treatment and surfacing are not in use by the LHA therefore the LHA object to this development due to the fact it would not be to adoptable standards.</p> <p>Should the applicant require this development to remain private, it exceeds the LHA standards of 5 dwellings taking access from a private drive.</p> <p>Please note that the standards detailed for 'Private Streets', these streets are required to be laid out and constructed to adoptable standards to ensure safe and practical operation.</p>

7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 7.1 There have been no representations from third parties to this application.

8 APPRAISAL

- 8.1 As stated above, the applicant has intentionally submitted a 'light touch' design guide. This is partially due to the modest scale of development (i.e. a proportionate approach), and partially due to the fact that the reserved matters application (WNS/2022/1897/MAR) has largely run concurrent with this application, meaning any enhancements to the design quality of the scheme could be directly negotiated on that application, rather than the condition submission.
- 8.2 The condition requires the submission to address two main strands:
- a) The design and materials of buildings, highways and boundary treatment, and
 - b) The integration of the development with its surroundings, so as to form a visually sympathetic, sustainable and secure form of development.
- 8.3 In relation to the former (part (a)), the submission demonstrates that the development would have a very traditional design approach, utilising locally appropriate materials, building forms and architectural details. Influences would come from local high quality residential and agricultural buildings.
- 8.4 In terms of highways (and other surfaces), the materials and design would include a high quality mix of tegula paving, granite setts, blue diamond pavers and reclaimed Yorkstone paving. Street furniture would also be to a high quality.

- 8.5 In relation to the Highways objection that the submission does not include details of the standard highway dimensions for the different adoptable street hierarchy, including footpaths and service strips, and the concern that some of the surfacing materials do not accord with adoption standards, Officers do not consider this essential, given that the applicant clearly intends to pursue an informal, organic, varied highway design that would remain as private roads and not be put forward for adoption.
- 8.6 Boundary treatments would also be a high quality mix of stone walls, brick walls and metal estate railings.
- 8.7 In relation to the second limb of the condition (part (b)), the submission analyses how the proposed scheme would integrate with its surroundings, so as to form a visually sympathetic, sustainable and secure form of development. It proposes an informal layout, which reflects the organic, historic patterns of development within the historic parts of the village.
- 8.8 The site would be divided into 2 equal key character areas, with a 'village' (or 'domestic') zone in the northern half of the site and a 'farm'/'agricultural' zone to the southern half. The 'farm' zone would reflect the site's heritage, and buildings would be arranged into a characteristically 'yard'-like enclosure.
- 8.9 Development would be predominantly 2 storey, with subservient single storey projects and ancillary buildings, and a single 3 storey 'farmhouse'. Whittlebury Hall Hotel and Spa is the only existing 3 storey building in Whittlebury itself. However, occasional 3 storey dwellings are also a feature of the surrounding local area/villages, particularly in relation to Georgian era farmhouses. Consequently, the inclusion of a single 3 storey dwelling is not considered to be inherently incongruous and could add some visual interest to the development.
- 8.10 Plots would front onto the internal movement routes, to ensure the development was as secure as reasonably possible.
- 8.11 Overall, the proposals are considered to comply with the adopted South Northamptonshire Design Guide.

9 FINANCIAL CONSIDERATIONS

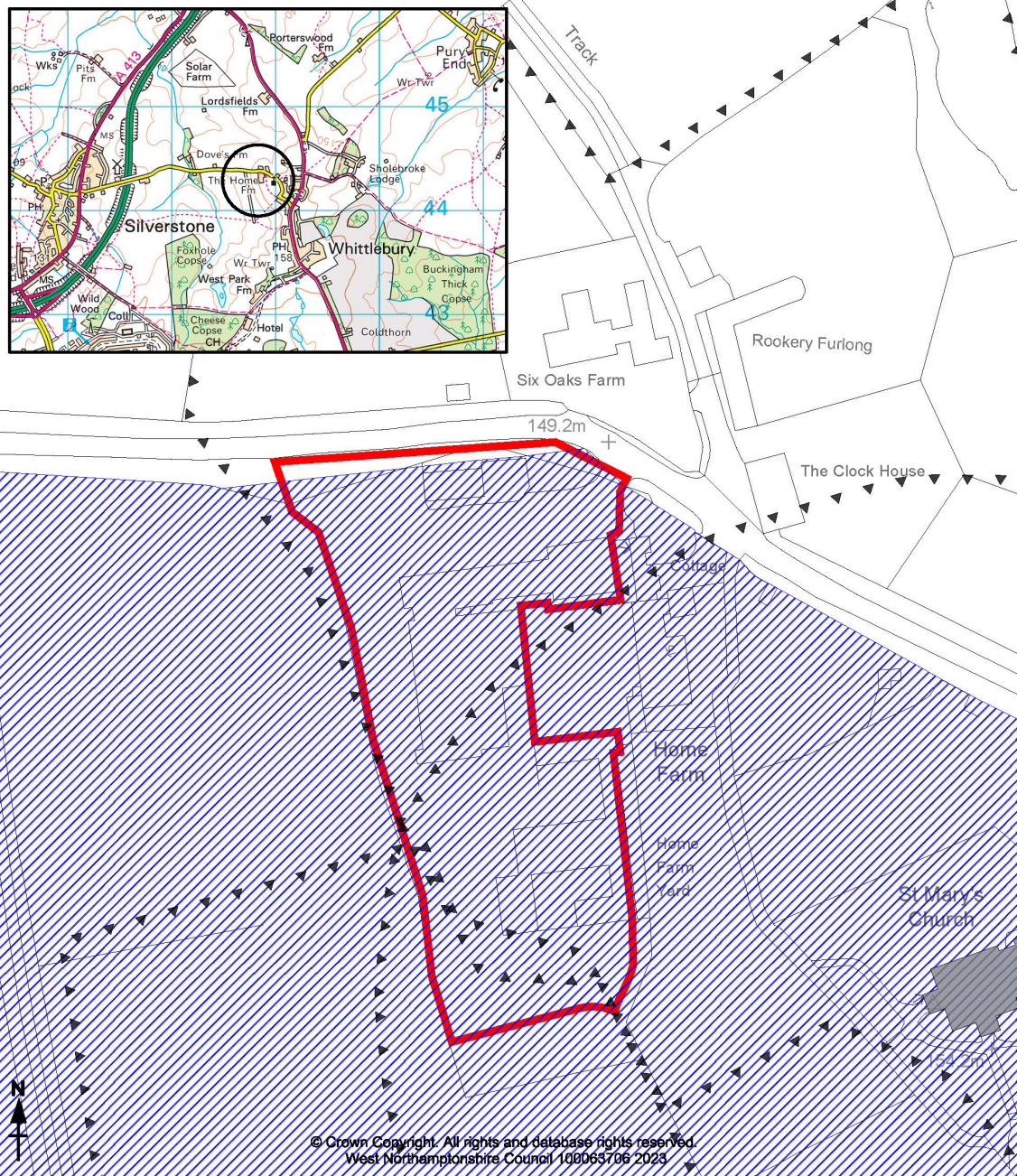
- 9.1 The development is CIL liable, although that is not directly relevant to the determination of this discharge of condition application.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 Overall, the proposed Design Guidance is considered to demonstrate that the development would be delivered to a high quality that was sympathetic to its surroundings and would safeguard the visual amenities of the area in accordance with South Northamptonshire Design Guide and Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Application Number: WNS/2022/1675/COND

Parish: Whittlebury CP



Town/Village: Whittlebury

Site Area: 0.7890 Ha

Grid Location: SP6884144296

Map Scale: 1:1250

 Site

 Listed Building

 Site of Archaeological Asset

 Special Landscape Area

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO APPROVE THE DETAILS SUBMITTED IN RELATION TO THE CONDITION.