



**West
Northamptonshire
Council**

South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 7 September 2023 at 6.00 pm.

Present:

Councillor Stephen Clarke (Chair)
Councillor Anthony S. Bagot-Webb
Councillor Dermot Bambridge
Councillor William Barter
Councillor Maggie Clubley
Councillor Raymond Connolly

Substitute Members:

Councillor Bob Purser (For Councillor Danielle Stone)
Councillor Cecile Irving-Swift (For Councillor Karen Cooper)

Apologies for Absence:

Councillor Ken Pritchard (Vice-Chair)
Councillor Karen Cooper
Councillor Enam Haque
Councillor Sue Sharps
Councillor Danielle Stone

Officers:

James Rodger, Development Management Manager
James Paterson, Principal Planning Officer (For Minute Item 45)
Harjit Gill, Planning Solicitor
Richard Woods, Democratic Services Officer

41. **Declarations of Interest**

6. Land behind 12 Showsley Road, Shutlanger

Councillor Maggie Clubley, Declaration, as the local ward member for Towcester and Roade, would speak in her capacity as the local ward member and would leave the meeting for the duration of the debate and the vote on this item.

42. **Minutes**

The minutes of the meeting of the Committee held on 3 August 2023 were agreed as a correct record and signed by the Chair.

43. **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. Only those people who had registered, in line with the Committee's speaking procedure, were able to address the meeting.
3. Members of the public were requested not to call out during the Committee's discussions on any item.
4. The meeting was being webcast on the Council's corporate YouTube channel, therefore all those speaking were asked to please utilise their microphones when doing so.
5. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
6. That it be requested that any devices be switched off or onto silent mode.

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

There were no proposed pre-committee site visits.

45. **Land behind 12 Showsley Road, Shutlanger**

The Committee considered application WNS/2022/1529/OUT for the Outline application for the construction of 3 no. detached dwelling houses with all matters reserved at Land Behind 12 Showsley Road, Shutlanger.

Councillor Maggie Clubley, speaking in her capacity as the local ward member for Towcester and Roade, addressed the Committee in objection to the application on the grounds that the proposal represented inappropriate backland development, would adversely affect the character of the surrounding area, and that there was insufficient safe highways access into the proposed site.

It was proposed by Councillor Cecile Irving-Swift and seconded by Councillor Tony Bagot-Webb that application WNS/2022/1529/OUT be refused in accordance with the Case Officer's recommendation. The motion was put to the vote with seven votes cast in favour of the proposal, none cast against and no abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker, and the Committee Updates.

Resolved

(1) That application WNS/2022/1529/OUT be refused for the following reasons:

1. The proposed development by reason of the location of the proposed dwellings would represent an unacceptable form of tandem backland development which is contrary to the character of the area. The proposed number of dwellings would also give rise to a cramped layout which would lead to a development which would not sit comfortably on the site and would give rise to harm to the character of this part of the village and would detract from the appearance of the area. The proposed development would therefore be contrary to Policies SS2 and GS4 G3 of the South Northamptonshire Local Plan (Part 2), Policies H1 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), paragraph 134 of the NPPF and the SNC Design Guide.
2. The proposed development would result in the intensification of the existing access serving 12 Showsley Road. The existing site access is unsuitable for such intensification due to its proximity to the junction of Showsley Road and the High Street because by reason of this proximity, the proposed development would create conflict between road users as vehicles exit the High Street to gain access to the site. This would give rise to highways safety concerns and severe highways impacts which would be contrary to Policy SS2 of the South Northamptonshire Local Plan (Part 2) and paragraph 111 of the NPPF.

46. **Urgent Business**

There were no items of urgent business.

The meeting closed at 6.12 pm

Chair: _____

Date: _____