



**West
Northamptonshire
Council**

North Planning Committee

Minutes of a meeting of the North Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 6 December 2023 at 6.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Peter Matten (Vice-Chair)
Councillor Daniel Cribbin
Councillor Penelope Flavell
Councillor Rupert Frost
Councillor James Hill
Councillor Paul Joyce

Also Present:

Councillor Rosie Humphreys

Apologies for Absence:

Councillor Sally Beardsworth
Councillor Cecile Irving-Swift
Councillor Anna King
Councillor Cathrine Russell

Officers:

Shaun Robson, Development Manager
Theresa Boyd, Senior Planning Solicitor
Erica Buchanan, Principal Planning Officer
Eamon McDowell, Area Planning Officer
Maisie McInnes, Democratic Services Officer

27. **Declarations of Interest**

Councillor Rupert Frost declared a non-pecuniary interest on item 5b and would leave the meeting at this juncture.

28. **Minutes**

RESOLVED: That the minutes of the previous meeting held on 8 November were agreed and signed by the Chair as an accurate record of the meeting.

29. **Chair's Announcements**

The Chair welcomed everyone to the meeting and made the following announcements:

- 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.

- Only those people who had registered, in line with the North Planning Committee's speaking procedure, were able to address the meeting.
- Members of the public were requested not to call out during the North Planning Committee's discussions on any item.
- 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.
- There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
- That it be requested that any devices be switched off or onto silent mode

The Chair then asked members and officers to introduce themselves for the members of public present and observing online.

30. **2023/5560/MAF - Residential Development of 52 no. dwellings. Arnex House, London Road, Daventry**

The case officer presented the proposal for the demolition of the existing commercial buildings and erection of 52 dwellings. She highlighted the main planning considerations in the report and highlighted that the proposed dwellings were of mixed size to meet the varying housing needs with 25% affordable. The site would be accessed from a single junction with the existing accesses closed off. The application would address market need for housing and the case officer reported the site was accessibility friendly and water efficient. With the proposed new access, National Highways had been consulted and had no objection.

Tina Walker, a local resident, addressed the Committee in objection to the application and expressed concerns from residents who lived on Abbot Close as the road was unadopted and residents would be liable for any damage that occurred as part of the building development work. Concerns were raised regarding consideration for how the site was accessed; trees and greenery; wastewater; traffic and parking near the site; hours of working; and the removal of asbestos. Residents also asked if the road could be adopted by the council and if a 6ft fence would be instated following the removal of the trees.

Matthew Moore, the agent for the application, addressed the Committee in support of the application and emphasised that the attractive housing development had been sensitively designed and they had collaborated with key consultees. The site would be wheelchair accessible, and the homes would be energy efficient and have EV charging points and promote sustainable building. The development also responded to local housing need.

Members heard the public addresses, asked questions, and made comments. on the proposed application. Members considered the application, and it was proposed by Councillor James Hill and seconded by Councillor Daniel Cribbin that the application 2023/5560/MAF be approved as set out in the recommendations. Upon a vote, five members voted in favour of the application and two members abstained.

RESOLVED:

That the application be **APPROVED** subject to the conditions set out in the report and subject to the completion of a Section 106 Agreement to secure planning obligations in respect of affordable housing provision, education financial contribution, travel plan monitoring fee and the Council's monitoring fee and delegated authority is given to the Assistant Director Planning and Development to approve an amendment to conditions as deemed necessary.

Councillor Rupert Frost left the North Planning Committee meeting at this juncture.

31. **WND/2023/0235 - Outline application for construction of 29 dwellings with associated landscaping, open space, vehicular access and parking provision (all matters reserved aside from access). Land off Barby Road, Braunston**

The case officer presented the proposal and highlighted the main planning considerations relating to the residential amenities and heritage of the area which was detailed in the addendum. In line with the Local Plan and building regulations policy RA2 (ii) the proposal had been put forward to address the need for both market and affordable housing as identified in the Braunston Housing Needs Survey. The Section 106 contribution would allow for 31% on-site provision and 9% off-site contribution to support the delivery of affordable housing at Maple Close or 40% provision on-site. Following consultations there had been no objections raised. There would be no adverse impact in regard to heritage and the design of the site would be considered in line with the aesthetic of the village.

Councillor Rosie Humphreys, speaking as the local ward member for Braunston and Crick, addressed the North Planning Committee in objection to the application and on behalf of objections received from fellow ward councillors and residents. The concerns related to protecting the heritage and character of the village, and its historic landmarks. They were conscious that the proposal was to meet affordable housing need but there were also several phases of development at Maple Close. There were concerns that large scale development would harm the character of the village in the countryside.

Philip Durham, a local resident, addressed the Committee in objection to the application as he felt there was no requirement for the application meeting housing need with the development at Maple Close, and the report did not take this into consideration. He was concerned the development would compromise the look of the village and expressed concerns regarding the safety of children with the increase in traffic the development would bring.

Gordon Kemp, a representative from Braunston Parish Council, addressed the Committee in objection to the application on the grounds that the need for affordable housing had already been met with the development at Maple Close and as detailed in the Braunston Neighbourhood plan, all developments were to be in line with the character of the village. There had been 54 objections from local residents.

David Jones, the agent for the application, addressed the Committee in support of the application which boasted high quality and environmentally friendly construction and the development aimed to protect the local character and responded to the housing survey which took place in 2021 and dictated that there was a need for a variety of mixed housing with a proportion of bungalows, houses and affordability options with two houses offering shared ownership. There would also be one plot which would allow for a potential buyer to design and build their own home. As part of the section 106 contributions, additional parking would be provided outside the school and footways provided. The development would increase biodiversity in the area and was in accordance with the RA ii) policy.

The case officer responded that the housing scheme at Maple Close did not meet the housing need as the boundary was outside the confines of Braunston village. Members heard the public addresses, asked questions, and made comments. on the proposed application. Members considered the application, and it was proposed by Councillor Jamie Lane and seconded by Councillor Penelope Flavell that the application WND/2023/0235 be approved as set out in the recommendations. Upon a vote, three members voted in favour and three members abstained from the vote.

RESOLVED:

That the application be **APPROVED** subject to the conditions set out in the report and subject to the completion of a Section 106 Agreement to secure planning obligations in respect of affordable housing provision, travel plan monitoring fee, education contributions and the Council's monitoring fee with delegated authority given to the Assistant Director Planning and Development to approve an amendment to conditions as deemed necessary.

32. **Urgent Business**

There were no items of urgent business.

The meeting closed at 6.55 pm

Chair: _____

Date: _____