



**West  
Northamptonshire  
Council**

**North Planning Committee  
10 January 2024**

## **APPLICATIONS FOR DETERMINATION**

### **ITEM No. 5a**

#### **App No. 2023/6454/MAF (RG)**

Application Proposal: The erection of retirement living apartments with associated access car parking & landscaping

**Address:** Former site of Vineyard Community Church Warwick Road Daventry

#### **Notes:**

Pg 18 para 7.16 should read;

The parking standards do allow for a relaxation of the minimum requirements in exceptional circumstances. The LHA agree that the location of the development in respect of public transport and the proximity to local services by foot weighs in favour of there being less reliance on car ownership and journeys. The LHA therefore have withdrawn their objection to the application. They note however that the surrounding roads are heavily parked with vehicles at certain times and some roads are subject to parking restrictions. This may result in parking within public car parks having a greater demand when the site is fully occupied. For this reason, the LHA have recommended that a parking beat survey be undertaken to establish what capacity is available in the vicinity of the site in order to provide a robust assessment. The scope of this survey has been agreed with the LHA.

#### **Parking Beat Survey submitted 8.01.2024**

Summary - Peak times during the survey were identified both within the immediate vicinity of the site and across the survey area and in both these locations there was ample parking capacity at these peak demand times.

LHA response - It does suggest parking capacity in the immediate area, both during the daytime and overnight, is available. The core of the survey area and most notably close to the site does show some capacity. It also demonstrates that the expected parking demand for a town centre area (parking during working hours on weekdays) is evident and then that switches to residential demand outside working hours (evening/ night/ weekend). This does have the effect of spreading demand through the 24 hours and means that there is

always some capacity both day and night.

There is nothing that would be a cause of concern, but it was still a useful exercise as it provides empirical evidence rather than just anecdotal evidence.

**ITEM No. 5b**

**App No. 2023/7469/FULL (RB)**

Application Proposal: Variation of Condition 2 (plans) of WND/2022/0494 (Demolition of existing dwelling. Construction of dwelling, detached garage and detached outbuilding) revised plans

**Address:** Monkton Cottage Moulton Lane Boughton

**Notes: No updates**

**ITEM No. 5c**

**App No. WND/2022/0245 (CP)**

Application Proposal: Construction of 15 specialist supported living apartments

**Address:** Land West of Sandy Hill Lane Moulton

**Notes: No updates**

**ITEM No. 5d**

**App No. WND/2023/0187 (NM)**

Application Proposal: Proposed first floor extension to existing garage to create habitable accommodation to be used ancillary to main dwelling (Revised scheme)

**Address:** The Folly Old Forge Lane Preston Capes

**Notes: No updates**