



Planning Committee Report

Application Number: WND/2022/0989

Location: Land at Dodford Grange Main Road Dodford
Northamptonshire NN7 4SR

Development: Construction of holiday let building and associated
infrastructure (Revised scheme)

Applicant: Mr & Mrs Jackson

Agent: Mr Roy Hammond

Case Officer: Rob Burton

Ward: Woodford & Weedon Ward

Reason for Referral: Called in by Councillor Smith as the site is within the open
countryside, outside the confines of the village and
conflicts with policies of the Local Plan.

Committee Date: 7th February 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below
with delegated authority to the Assistant Director – Planning and Development to approve an
amendment to conditions as deemed necessary.

Proposal

Construction of holiday let building and associated infrastructure (Revised scheme)

Consultations

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

- Parish Council

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

- Highways
- Archaeology
- Environmental Health
- Heritage
- Nature space

The following consultees are **in support** of the application:

- Economic Growth

7 letters of objection have been received and 1 letter 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:

- Principle of Development
- Impact on the character and appearance of the locality
- Residential amenity
- Noise and disturbance
- Highway Safety
- Flooding

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 is located on the corner of the A45 and the Main Street in Dodford. The site comprises the existing access and parking for the B&B, known as Dodford Grange, as well as its curtilage to west. To the north of the site lies a disused paddock which has a separate access via Main Street. The boundary with Main Street is mature hedgerow. The road is located on a lower level than the application site. There is a post and rail fence with the boundary to the agricultural field to the north and east of the site. Residential properties are situated to the east of the main property. Other residential properties are located to the north of the paddock area. Dodford is split into two areas, one which is situated along the A45 and another part to the north. The overall character of the village is linear.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for the construction of a holiday let building within the curtilage of the B&B including four additional parking spaces and supplementary landscaping to the boundary with Manor Road.
- 2.2 The holiday let building is an H-shaped building comprising of 4 bedrooms, a pamper room, a meeting room, a tea room/dining room with associated kitchen and two WCs. The building would be single storey in height, of gable roof construction and would have a palette of external facing materials comprising red facing brickwork, local natural stone and horizontal timber cladding. The roof would be finished in plain tiles. The building would have a total floor area of 295 sq m and maximum height to ridge of 6 metres.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- DR/1961/102 – House (outline). Approved
 - DA/1961/102 - House (details). Approved

- DA/1988/1749 – Erection of bungalow with double garage. Refused (appeal dismissed)
- DA/2001/0021 – Two storey side and rear extensions, front porch and two front dormers. Approved.
- DA/2003/0087 – Amendment to planning permission DA/2001/0021 – rear hipped roofs built as gables and associated windows, revised front porch and 3 new dormer windows. Approved.
- DA/2003/0088 – Single storey self contained annexe attached to existing garage. Approved.
- DA/2004/0193 – Single storey self contained annexe attached to existing garage (Revised scheme). Approved.
- DA/2006/0263 – Change of use for childminding purposes above 6 children. Approved.
- DA/2020/0501 - Change of use of land to bed and breakfast facility including a holiday let building, shower block, 2 holiday lodges and 5 bell tents and associated infrastructure. Refused. Appeal dismissed.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

- 4.2 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; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LPP1)

Policy SA – Presumption in Favour of Sustainable Development
 Policy BN5 – The Historic Environment and Landscape
 Policy E7 – Tourism, Visitor and Cultural Industries.
 Policy R1 – Spatial Strategy for the Rural Areas
 Policy R2 – Rural Economy

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy SP1 – Daventry District Spatial Strategy
 Policy RA3 – Other Villages
 Policy ENV1 – Landscape
 Policy ENV10 – Design

Material Considerations

National Planning Policy Framework (NPPF) (2023)

- Chapters 6 – Building a strong, competitive economy
- Chapter 12 – Achieving well designed and beautiful places

- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – conserving and enhancing the historic environment

National Design Guide (2019)

Local Highway Authority Standing Advice (2016)

Northamptonshire Parking Standards (2016) (as revised)

5 RESPONSE TO CONSULTATION

5.1 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
WNC Highways	No objection	The proposal provides the required 4 additional car parking spaces to serve the holiday let building.
Environmental Health	No objection	This application is for B&B type accommodation – I didn't see this as a noise concern. No objections raised – recommended conditions relating to Noise, Kitchen odour extraction system, construction management plan, EV charging, lighting & waste management.
WNC Heritage	No objection	No objection on heritage grounds.
WNC Archaeology	No objection	Recommended a condition relating to the implementation of a programme of archaeological work.
WNC Economic Growth	Support	Support provided the accommodation is conditioned for short-term lets only.
Environment Agency	No comments to make	
Naturespace	No objection	Subject to compliance condition.
Parish Council	Object	Raised following concerns: Inappropriate scale for the location, no mains drainage connection, flooding issues, inadequate parking, noise and disturbance, traffic noise and light pollution, building use not appropriately described.

6 RESPONSE TO PUBLICITY

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

6.1 There has been 1 letter of support raising the following comments:

- Have not experience any unreasonable noise from the establishment
- Would be a great addition to the area

6.2 There have been 8 objections raising the following comments:

- No change of use sort as part of the application
- Highway Safety (increased traffic, inadequate parking, more potholes etc)
- Impact on surface flooding
- Inadequate foul drainage capacity
- Noise pollution
- Light pollution
- Excess scale of the development
- Rowdiness/impact on well-being of residents
- Application's Misleading Intent for Site Use
- Errors in the Application
- Lack of maintenance of existing hedge
- Construction management
- Impact of the character of the area

7 APPRAISAL

Principle of Development

7.1 The application site is within the curtilage of Dodford Grange which is in effect an existing business as a bed and breakfast. Dodford does not benefit from a Neighbourhood Development Plan however the curtilage in which the site sits are visually separate from the open countryside and considered to form part of the village confines. It is understood the rooms are let to a variety of people, business, wedding guests, events etc. There are currently two wedding venues in the village, and the rooms which are available for bed and breakfast are fully booked, sometimes years in advance.

7.2 The proposal seeks to improve the accommodation offer available and in addition diversify the bed and breakfast enterprise. The Economic Growth Officer has commented on the application, and encourages this type of development. Consideration has to be had to determine whether this is considered to be 'small scale'. There is a clear need for this type of development, and it is supported. It is considered that the development, which has been substantially reduced in comparison to the previously refused scheme and represents a single building with parking, can be considered to represent small scale development in relation to the site and its surroundings whilst the economic benefit that the scheme will bring to the village and locality.

7.3 Dodford has limited facilities within the village, and it is likely that the residents would use other facilities in either Daventry, Weedon or Newnham. The development would not result in the loss of existing services/facilities, rather it would add to the

accommodation offered for the two wedding venues within the village (Dodford Manor and Dodford House), and will lead to local employment, which will benefit the village.

- 7.4 Overall the principle of development should be supported, as it is considered to be in accordance with WNJCS Policy R1, R2, E7, Settlement and Countryside Part 2 Local Plan Policy RA3 and having regard to paragraph 83 of the Framework.

Impact on the character and appearance of the locality

- 7.5 Concern has been raised in regards to the impact on the character and appearance of the locality, including the scale of the development. The applicant has taken steps to address these issues as well as the previous reasons for refusal. The applicant has removed the new access and parking from the already reduced scheme, instead utilising the existing B&B access whilst increasing its parking offer to an acceptable degree. This removes the visual impact of upgrading the field access to the remote character of Manor Road heading north along the sites western flank and the visual impact of creating a small car park within the otherwise open paddock area. This is on top of removing the increased parking, bell tents and pods from the previous scheme.
- 7.6 At present the site is located on a higher level than the existing road, with an established hedgerow to the boundary. There is currently a gap between the main property and the neighbours to the north. This gap is part of the character of the village, and the separation between the two parts.
- 7.7 The proposed scheme will have no impact upon this gap by virtue of focusing development within the western curtilage of the B&B, leaving the paddock area and the separation it affords undeveloped.
- 7.8 The proposed building would be sited immediately west of the B&B, generally according with the building line in this location. The building itself would be single storey, constructed from traditional materials with a design loosely relating to the appearance of two linked barns meaning it would not appear out of place or incongruous for its siting on the edge of village confines. The site is well screened from public view, and it is considered that the existing character will be maintained as a result of the proposed development which involves strengthening the planting along Manor Road.
- 7.9 Overall officers consider the proposal will not result in an adverse impact on the character and appearance of the locality and the proposal is considered to be in accordance with WNJCS Policy BN5, Settlement and Countryside Local Plan Part 2 Policies ENV1 and ENV10.

Impact on residential amenity

- 7.10 Concern has been raised regarding the impact to residential amenity through noise and disturbance. As a result the Environmental Health department has been consulted. They do not see noise arising from the use as a concern and do not believe time restrictions are required. They do not have an objection to the proposal, but have recommended conditions relating to air quality, plant noise, kitchen odour extraction, lighting, waste management, construction management and EV charging.
- 7.11 Officers view aligns with that of the councils environmental health officer, insofar as the proposal is not likely to result in nuisance noise and disturbance for local residents owing the use of the building as a short term holiday let (including housing brides etc as the current B&B is already used for) and its proximity to nearby residents. Conditions

relating to air quality, plant noise and kitchen odour are not considered necessary or proportionate and are not recommended by officers. Other conditions relating to lighting, waste management, construction management and EV charging are considered to meet the necessary tests and are recommended should permission be forthcoming.

- 7.12 With regards to the physical building, it would be single storey and positioned to the west of the B&B (also owned by the applicant) with the nearest residents being to the east of said B&B, thus the physical building would not result in detriment to the amenity of neighbouring residents whilst any impacts of the amenity of the B&B would be negligible.
- 7.13 Overall it is considered that the proposal will not result in a negative impact to residential amenity or the tranquillity of the locality. The proposal is considered to be in accordance with Settlement and Countryside Local Plan Part 2 Policies RA3 and ENV10.

Impact on Highway Safety

- 7.14 A number of concerns have been raised regarding the impact upon the highway network and safety including parking availability. The Local Highway Authority (LHA) have been consulted in this regard. The local highways authority noted that the proposal provides the required 4 additional car parking spaces to serve the proposed building. The LHA also noted that the existing access serving Dodford Grange is of a good standard and can be argued to be preferable to the previous proposal in respect of access to the site. A single point of access to the site reduces potential conflict in respect of turning movements.
- 7.15 The local highways authority acknowledged that the existing establishment appears to suffer from insufficient on-site parking availability. However, it was stressed that the proposed scheme is not required to resolve pre-existing parking issues.
- 7.16 As a result it is likely that the proposal will not result in a detrimental impact on highway safety. The proposal is therefore in accordance with paragraph 115 of the Framework insofar as the proposal would not present unacceptable harm to highway safety.

Impact on Flooding (including foul/surface water drainage)

- 7.17 Concerns have been raised regarding the impact of the proposed development on flooding and foul drainage. The site is within Flood Zone 1 which has the least chance of river flooding and is identified as being at 'very low risk' of surface water flooding. Flooding does occur within the village which is located within a Flood Zone 2 & 3. The development should not exacerbate flooding elsewhere in the village, therefore measures should be undertaken on the site not to exacerbate the situation. It is unlikely that the proposal will exacerbate the situation, and a condition can be imposed to ensure that details of surface water drainage are submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Details of foul drainage can also be conditioned.

Impact on undesignated heritage assets

- 7.18 The development is in an area in which there could be a potential of archaeological remains, and as a result WNC's Archaeologist has recommended a condition to be imposed to ensure there is not a detrimental impact to designated heritage assets, in

accordance with WNJCS Policy BN5, Settlements and Countryside Local Plan Part 2 Policy ENV7.

8 FINANCIAL CONSIDERATIONS

- 8.1 In determining the application, consideration has to be had to the financial implications of the proposed development. The proposal will create additional jobs, as a result of the development, the proposal is also CIL liable this is considered to be similar to other developments. Limited weight is given to these financial considerations, and they do not alter the recommendation of the application.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The principle of development should be supported as it will result in a small scale tourism development for the locality which is supported by policy. The character of the locality will be safeguarded as a result of the development whilst adequate additional parking would be provided for the new building. The site is well screened and the development will lead to additional planting. The site is not at risk of surface water or river flooding whilst conditions could be imposed to secure acceptable means of surface water and foul drainage. The proposal is unlikely to result in a detrimental impact to residential amenity through noise and disturbance. Overall the proposal is considered to be in accordance with WNJCS Policies SA, BN5, E7, R1 and R2, Settlements and Countryside Local Plan Policies RA3, ENV1, ENV7, ENV10 and having regard to the Framework.
- 9.2 Officers consider this revised scheme has addressed the inspector's reasons for dismissing the previous appeal (APP/W/2845/W/21/3282053) by reducing the scale of the development to such a degree whereas it can be considered small scale and concentrating the development to the immediate west of the B&B thereby retaining the separation between the northern and southern parts of Dodford and retaining the character and appearance of the area.

10 RECOMMENDATION

- 10.1 GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary:

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Planning Statement Rev1
- Dodford Grange Ecological Appraisal
- S.891/00F (Location Plan)
- S.891/01N (Site Layout)
- S.891/07C (Cross Sections)
- S.891/05C (Side Elevations – North & East)
- S.891/06C (Side Elevations – South & West)
- S.891/02C (Floor Plans)

Registered valid with the local planning authority on 15th December 2023.

Reason: To clarify the permission and for the avoidance of doubt.

Materials

3. A schedule of materials and finishes to be used in the external walls and roofs of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies RA3 and ENV10 of the Settlement and Countryside (Part 2) Local Plan and Government guidance contained within the National Planning Policy Framework.

CEMP

4. Prior to the commencement a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Refuse

5. Before the development hereby permitted commences, details of the provision for the storage and collection of refuse and materials for recycling shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented prior to the development coming into use and shall be retained thereafter.

Reason: Details are required in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Lighting

6. Prior to occupation, a scheme showing the provisions to be made for external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with the ILP

Guidance for the Reduction of Obtrusive Light. The design shall satisfy criteria to limit obtrusive light presented in Table 2, page 8 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

EV points

7. Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To comply with Policy S10 of the West Northamptonshire Joint Core Strategy.

Ecology

8. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 4 of the Dodford Grange Ecological Appraisal (Final report) by JBA Consulting dated 7 November 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Drainage

9. Before any above ground works commence a scheme for the provision and implementation of foul and surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the building hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

Landscaping

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies ENV1 of the Settlement and Countryside (Part 2) Local Plan and Government guidance contained within the National Planning Policy Framework.

Contamination

11. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Parking

12. Prior to the first use of the building, the parking provision as outlined in the approved drawing referenced S.891/01N (Site Layout), shall be fully laid out, made available and retained for the use of the guests of the accommodation hereby approved.

Reason: In the interests of highway safety and to ensure adequate on-site parking is provided and made available for the approved building in accordance with section 9 of the Framework.

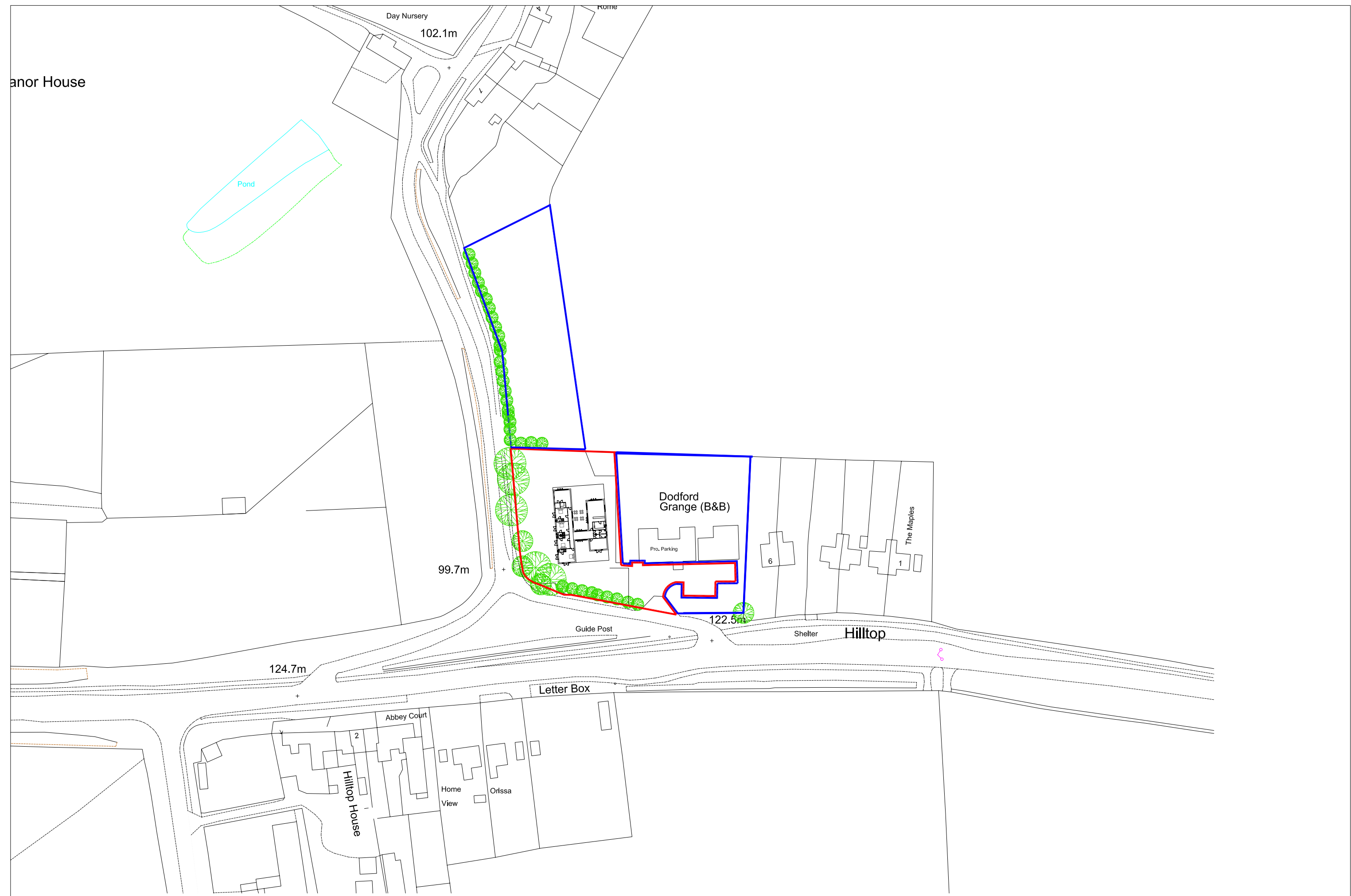
Use

13. The holiday accommodation hereby permitted shall not be occupied for more than 28 days in any 12 month period by any individual person or groups of persons unless otherwise approved in writing by the Local Planning Authority. A register of occupancy shall be kept and made available for inspection by the Local Planning Authority at the end of each calendar year.

Reason: In the interests of safeguarding residential amenity and so the local planning authority can consider the impact to any future change of use.

14. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the Holiday Let Building shall be occupied solely for short term letting purposes and for no other use, including any other use within Class C3 of the Order, at any time.

Reason: To safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2.



Location
 PRO. LOCATION PLAN 1: 1250 @ A3-

- Scaled dimensions are not to be used. Check prior to Construction issue.
- Any conflicts/ discrepancies shall be immediately notified to Stuart Kirkwood.
- It is forbidden to reproduce this drawing without the written permission of Stuart Kirkwood.

Title
 PROPOSED HOL. LETS
 DODFORD GRANGE B&B
 DODFORD
 NORTHANTS


Stuart J Kirkwood
 Architectural Services
 Tel: 01869 242357
 Fax: 01869 242357

Drawing Status	Scale	Drawn	CAD File	Date	Drawing No.
SK	1:1250	SJK		DEC 23	S.891/00F