



**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 10 January 2024 at 6.00 pm.

Present:

Councillor Peter Matten (Vice-Chair, in the Chair)
Councillor Sally Beardsworth
Councillor Daniel Cribbin
Councillor Rupert Frost
Councillor Cecile Irving-Swift
Councillor Paul Joyce
Councillor Anna King
Councillor Cathrine Russell

Apologies for Absence:

Councillor Jamie Lane (Chair)
Councillor Penelope Flavell
Councillor James Hill

Officers:

Shaun Robson (Development Manager)
Chuong Phillips (Principal Development Management Officer)
Theresa Boyd (Planning Solicitor)
Ed Bostock (Democratic Services Officer)

33. **Declarations of Interest**

5b. Monkton Cottage, Moulton Lane, Boughton NN2 8RF

Councillor Cribbin, declaration as a local ward member for Moulton, advised that he would participate in the debate and vote on this item.

5c. Land West of Sandy Hill Lane, Moulton, Northamptonshire

Councillor Cribbin, declaration as a local ward member for Moulton, advised that he would participate in the debate and vote on this item.

34. **Minutes**

The minutes of the meeting held on 6 December 2023 were agreed and signed by the Chair.

35. **Chair's Announcements**

The Chair announced that item 5a would be deferred to a future meeting.

36. **Applications for Determination**

37. **20236454MAF The erection of retirement living apartments Daventry**

This item was deferred to a future meeting.

38. **20237469FULL Variation of condition Boughton**

The Committee considered application 2023/7469/FULL for a variation of condition 2 (plans) of WND/2022/0494 (demolition of existing dwelling) Construction of dwelling, detached garage, and detached outbuilding) revised plans. The application had been submitted to bring the approved plans in line with what had been constructed. Whilst objections had been received from neighbouring properties, officers considered that the impact on neighbouring properties was no more significant than on the previously approved plans.

Dave Benson, the co-applicant, addressed the Committee in favour of the application and informed members that the roof had been built higher than the approved plans due to human error. The development's footprint remained the same as the previously approved plans, and in respect of overbearing objections, Mr Benson referred to the committee report which stated that there would be no impact on neighbour amenity.

Councillor John Shepherd, speaking as a local ward member for Moulton, addressed the Committee in objection to the application, stating that it was not simply a case of adjusting a mistake. Whilst the report mentioned that the local parish council did not object to the application, Councillor Shepherd advised that the parish council did send in an email response asking for the construction to be completed in accordance with the previously approved plans, however the interim Parish Clerk sent the email to a "do not reply" email address. He stated that the mass of the wall facing the neighbouring property was now 100% greater than initially proposed and that the roof line should be brought down considerably.

In response to questions, Councillor Shepherd explained that he did not feel that the officer considered all of the impacts when recommending the application for approval; the height had been considered, but not the mass and bulk of the new roof. He advised that the internal floor levels were approximately 10 inches taller than previously approved; the officer advised that this was a matter for Building Control and not something that the committee should consider. He further advised that nearby properties were of a similar footprint but not the same scale.

The officer advised that a broad variety of applications could be made under section 73 of the Town and County Planning Act 1990, although the application before members was "on the cusp". She further advised that the end of the roof closest to the objecting neighbours was as high as the previous approval.

Councillor Irving-Swift proposed and Councillor Russell seconded that the officer recommendation be agreed. The recommendation contained within the report was put to a vote and declared carried with 7 votes for and 1 against.

RESOLVED:

PERMISSION GRANTED SUBJECT TO CONDITIONS as set out in the report with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

39. **WND20220245 Construction of 15 specialist supported living apartments Moulton**

The Committee considered WND/2022/0245 for the construction of 15 specialist supported living apartments. Moulton has been identified as a primary service village. The design of the development has been subject to revisions and redesigned to reduce the height to lessen the impact on neighbouring properties. There was some concern regarding windows which were normally expected to be a minimum of 22m from the nearest residential property, but as the windows concerned are secondary windows serving living areas, officers felt that this issue could be controlled by obscure glazing. Objections had been received in respect of highways impacts on neighbouring properties, however Highways did not raise any concerns.

Ellie Dukes, the agent on behalf of the applicant, addressed the Committee in favour of the application. She endorsed the report and explained that the properties were for a specialist housing provider and would not be available on the open market; this would be secured in perpetuity. The development would reduce the the need for out-of-area placements and provide substantial benefits by providing housing for those not currently met; there was a pressing need for this type of housing. There were no technical objections, and the application was supported by the local parish council and by the local authority commissioner.

The Planning Solicitor clarified to members that the recommendation was for approval in principle, subject to securing affordable housing provision by means of a planning obligation in a Section 106 Legal Agreement, or by means of a planning condition.

Members discussed the application and commented that they were pleased that the application had come forward and praised officers for their work, the development would be a good asset for the town. They were also happy that concerns regarding the windows had been addressed.

Councillor Cribbin proposed, and Councillor Beardsworth seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 8 votes for.

RESOLVED:

PERMISSION GRANTED 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.

And **SUBJECT TO THE COMPLETION OF A SECTION 106 AGREEMENT (or planning condition)** to secure the following planning obligation:

- Secure the affordable housing provision and tenure in perpetuity.

40. **WND20230187 Proposed first floor extension Preston Capes**

The committee considered WND/2023/0187 for a proposed first floor extension to existing garage to create habitable accommodation to be used ancillary to the main dwelling (revised scheme). The previous application was refused and the subject of an appeal. The Inspector's main concern when detailing their reason for dismissing the appeal was in respect of the proposed balcony which was considered large and in sharp contrast with the simplistic nature of the village and the main building. The balcony had been removed from the proposal before the committee.

It was clarified that a call-in by a member indicated a predisposition and not predetermination; a discussion had taken place with the call-in member who was satisfied that they did not have a predetermination in respect of the application.

Officers confirmed that condition tied the unit to the main building in perpetuity.

Councillor Irving-Swift proposed and Councillor Joyce seconded that the officer recommendation be agreed. The recommendation contained within the report was put to a vote and declared carried with 7 votes for and 1 abstention.

RESOLVED:

PERMISSION GRANTED 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.

41. **Urgent Business**

None advised.

The meeting closed at 6.56 pm

Chair: _____

Date: _____