



South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 6 June 2024 at 6.00 pm.

Present:

Councillor Stephen Clarke (Chair)
Councillor Ken Pritchard (Vice-Chair)
Councillor Anthony S. Bagot-Webb
Councillor Dermot Bambridge
Councillor Harry Barrett
Councillor William Barter
Councillor Maggie Clubley
Councillor Alison Eastwood
Councillor Sue Sharps

Apologies for Absence:

Councillor Raymond Connolly
Councillor Wendy Randall

Officers:

Nathan Lowde, Development Management Team Leader
James Paterson, Principal Planning Officer (For Minute Item 6)
Molly Finch, Graduate Planning Officer (For Minute Item 7)
Christopher Bates, Principal Planning Officer (For Minute Item 8)
Harjit Gill, Planning Solicitor
Richard Woods, Democratic Services Officer

2. Declarations of Interest

6. Petermans Field, Towcester Road, Whittlebury

Councillor William Barter, Declaration, as the local ward member for Deanshanger, would speak in his capacity as the local ward member and leave the meeting for the duration of the debate and the vote on this item.

3. Minutes

The minutes of the meeting of the Committee held on 9 May 2024 were agreed as a correct record and signed by the Chair.

4. Chair's Announcements

The Chair explained that, due to the calling of the general election on Thursday 4 July, it has been agreed with the Monitoring Officer that the meeting of this Committee scheduled for the same date be moved to Thursday 11 July, and updated diary invites have been sent to all members and officers. Papers for this meeting will be circulated on Wednesday 3 July.

The Chair made the following additional 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. Due to technical issues, the meeting would not be webcast.
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.

5. Proposed Pre-Committee Site Visits

There were no proposed pre-committee site visits.

6. Petermans Field, Towcester Road, Whittlebury

The Committee considered application 2023/6082/MAO for outline planning permission for up to 29 dwellings and associated works with all matters reserved except for access at Petermans Field on Land West of Towcester Road, Whittlebury for Whittlebury Ltd.

Morna Dason-Barber, a local resident, addressed the Committee in objection to the application, on the grounds that the proposal was contrary to the development plan in that the proposed development was sited outside of the village confines of Whittlebury, and that there were insufficient local amenities to support such a development.

Andrew Gray, of Atchison Raffety Group who was speaking on behalf of a number of local residents, addressed the Committee in objection to the application on the grounds that the proposal was contrary to policies R1 and SS1 of the South Northamptonshire Part 2 Local Plan in that there was insufficient evidence to meet any of the exceptions criteria in order to justify the conflict with the development plan, and that there was already sufficient land supply in the legacy South

Northamptonshire district which meant that such a proposal in conflict with the development plan was unwarranted.

Councillor William Barter, local ward member for Deanshanger, addressed the Committee in objection to the application, and drew the Committee's attention to the comments made by Whittlebury Parish Council in objection to the development and requested the Committee give sufficient weight to these remarks.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Harry Barrett that application 2023/6082/MAO be refused in accordance with the Case Officer's recommendation, subject to the addition of a reference to Policy SS2 of the South Northamptonshire Part 2 Local Plan to the first refusal reason. The motion was put to the vote with nine votes cast in favour of the proposal and none cast against, therefore the motion was carried.

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

Resolved

(1) That application 2023/6082/MAO be refused for the following reasons:

1. The location of the proposed development, by reason of its siting outside of the settlement confines of Whittlebury, falls within the open countryside and does not meet any of the exceptions in the Development Plan where development would be supported outside of the settlement confines. The need for such housing has also not been robustly demonstrated as part of this application and the proposal therefore fails to meet the requirements of a rural exception site set out in Policy H3b, which requires the scale of such development to be clearly justified by evidence of need through a local housing needs survey. It has also not been demonstrated that the development has kept market housing to the minimum needed to make the scheme viable and specifically meets a local need; the proposal is therefore also contrary to Policy H3(1) and H3(2). The proposed development has therefore not been adequately justified and represents an unsustainable form of development which would result in a harmful encroachment into open countryside and would fail to preserve the character and appearance of the area, contrary to the spatial strategy of the Development Plan which seeks to direct new residential development to the most sustainable locations within the district. This conflict is not outweighed by any material consideration. The proposal is therefore unacceptable in principle and is contrary to Policies SA, S1, R1 and H3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), Policies SS1, SS2 and LH1 of the South Northamptonshire Local Plan (Part 2) and paragraph 84 of the NPPF.
2. In the absence of a Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure, facilities and services required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents. Furthermore,

there are no legal provisions securing the proposed affordable housing as such in perpetuity. The proposed development is therefore contrary to Policies LH1, LH3 and INF1 of the South Northamptonshire Local Plan Part 2 and Policies H3 and INF1 of the West Northamptonshire Joint Core Strategy.

7. 17 Spinney Hill Road, Northampton

The Committee considered application 2024/0136/FULL for the conversion of an existing integral garage into a study at 17 Spinney Hill Road, Northampton for Mike Hallam.

Mike Hallam, the applicant, addressed the Committee in support of the application, and explained that such a proposal would ordinarily be granted under permitted development rights, however the previous owners had surrendered the permitted development rights for the property in having previously sought approval for an extension. The applicant advised that the extant integral garage was too small for any modern vehicle, and that proposal would also create additional driveway space and therefore prevent on-street parking.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Dermot Bambridge that application 2024/0136/FULL be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the application and none cast against, therefore the motion was carried.

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

Resolved

- (1) That authority be delegated to the Interim Assistant Director – Planning and Development to grant permission to application 2024/0136/FULL subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

8. The Frances Hay Centre, Blacklocks Hill, Overthorpe

The Committee considered application 2024/0080/FULL for various site works to include change of use of bungalow (Use Class C3) to training facility (Use Class Sui Generis), demolition of existing storage building and kennel to be replaced with a single storey building for the purposes of a puppy training centre, provision of new entrance for reception area and internal alterations to dog welfare and office unit at The Frances Hay Centre, Blacklocks Hill, Overthorpe for Dogs for Good.

There were no public speakers on this item.

It was proposed by Councillor Harry Barrett and seconded by Councillor Dermot Bambridge that application 2024/0080/FULL be approved in accordance with the

Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal and none cast against, therefore the motion was carried.

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

Resolved

- (1) That authority be delegated to the Interim Assistant Director – Planning and Development to grant permission to application 2024/0080/FULL subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

9. **Urgent Business**

There were no items of urgent business.

The meeting closed at 6.48 pm

Chair: _____

Date: _____